

SCOPE OF WORK

THE SCOPE OF WORK DESCRIBED IN THESE INSTRUMENTS OF SERVICE IS THE CONSTRUCTION OF A SEVENTEEN LEVEL RESIDENTIAL CONDOMINIUM BUILDING WITH NINE FLOORS OF RESIDENTIAL 240 UNITS (LEVELS 8 & 14 OF RESIDENTIAL WILL HAVE A COMMON AREA TERRACE WITH POOL,GYM,LOUNGES,MOVIE THEATER,BANQUET ROOM W/CATERING AND RESTROOMS) AND 5 STAGGERED LEVELS OF PARKING LEVEL 3 AS HANDICAP AND 65,000 SQ FT OF SHOPPING GROUND FLOOR AND SECOND LEVEL OF RETAIL .

THE FOUNDATION WILL BE A PILE SUPPORTED SYSTEM OF AUGER CAST CONCRETE PILES. REFER TO SUBMITTED SOILS REPORT FOR ALLOWABLE PILE CAPACITIES. A SERIES OF CONCRETE PILE CAPS WILL TRANSFER THE VERTICAL LOADS TO THE GROUND. SHEAR WALLS LOCATED INTERNALLY IN THE BUILDING, AS WELL AS THE ELEVATOR SHAFTS, WILL TRANSFER LOADS INTRODUCED BY WIND TO THE FOUNDATIONS.

THE STRUCTURE OF THE BUILDING WILL BE DESIGN IN TWO PARTS THE PODIUM (RETAIL & PARKING) AS TRADITIONAL COLUMNS SYSTEM WITH POST TENSIONED FLAT SLAB CONCRETE. THE LIVING STRUCTURE WILL BE SEPARATE BY A TRANSFER SLAB THAT TRANSFER THE LOADS AND PROVIDES INHERENT FIRE AND SOUND PROTECTION TO THE LIVING AREA WITH A GFRG PANELS AS EXTERIOR FINISH. OTHER COMPONENTS OF THE EXTERIOR WILL BE .GRANITE, ALUMINUM AND GLASS FLOOR TO CEILING CURTAIN WALL SYSTEM (PENTHOUSES), SLIDING AND FIXED ALUMINUM AND GLASS WINDOWS AND ALUMINUM AND GLASS SLIDING DOOR UNITS. ALL EXTERIOR COMPONENTS WILL BE DESIGNED TO WITHSTAND A WIND LOAD OF 120 MPH.

THE ROOFING COMPONENTS WILL BE A FLUID APPLIED MEMBRANE ROOF SYSTEM OVER CAST IN PLACE CONCRETE AND A STANDING SEAM METAL PRE-FORMED METAL SYSTEM.

THE UNITS WILL BE SELF CONTAINED INDIVIDUAL RESIDENTIAL COMPONENTS WITH SEPARATE ELECTRICAL METERING AND INDIVIDUAL "DX" SPLIT SYSTEM AIR CONDITIONING UNITS. THE WATER TO THE UNITS WILL BE PROVIDED THROUGH A COMMON METER WITH WATER COSTS AS A COMPONENT OF THE CONDOMINIUM ASSOCIATION HOME OWNERS DUES. UTILITIES FOR THE COMMON AREAS WILL BE A PART OF THE CONDOMINIUM ASSOCIATION DUES.

THE BUILDING WILL BE FULLY PROTECTED BY AN AUTOMATED FULLY SUPERVISED SPRINKLER SYSTEM AS WELL AS A WET STANDPIPE SYSTEM LOCATED IN TWO SEPARATE LOCATIONS ON EACH FLOOR.

THE BUILDING WILL BE PROVIDED WITH AN EMERGENCY ELECTRICAL GENERATOR WITH CAPACITY TO PROVIDE SAFE DOCKING OF THE ELEVATOR, OPERATION OF THE EMERGENCY LIGHTING AND THE ALARM SYSTEM AND THE OPERATION OF EMERGENCY SURGE PUMPS.

THE BUILDING WILL BE PROVIDED WITH PERMANENT SIGNAGE FOR ALL PUBLIC SPACES AND TO LOCATE THE INDIVIDUAL TENANT UNITS THESE SIGNS WILL BE 1/2" SQUARE SOLID PLASTIC WITH CONTRASTING LETTERS AND BACKGROUND. LETTERING WILL BE PROTECTED BY A CLEAR PLASTIC SHEET LAMINATED TO THE FACE OF THE SIGN. ALL SIGNS WILL BE FURNISHED WITH THE APPROPRIATE BRAILLE COMPONENTS.

CODE INFORMATION:

- THIS BUILDING WAS DESIGNED UNDER THE CONDITIONS PRESCRIBED BY THE STANDARD BUILDING CODE 1997 EDITION; NFPA-101 LIFE SAFETY CODE; AND THE CITY OF BILOXI'S LAND DEVELOPMENT ORDINANCE.
- THIS BUILDING IS CONSIDERED TO BE IN THE "HIGH RISE" CATEGORY AND IS DESIGNED TO THE STANDARDS PROVIDED BY THAT CLASSIFICATION.
- THE REQUIREMENTS OF ICBOANSI A117.1-1998 ADAG ARE IN PLACE FOR ALL OF THE PUBLIC AREAS OF THE BUILDING. THE INTERIOR SPACES ARE IN COMPLIANCE WITH THE FAIR HOUSING ACT - ACCESSIBILITY.
- THE BUILDING ACCESSIBLE BY FIRE FIGHTING APPARATUS ALONG A PERPETUAL EASEMENT AT THE SOUTHEASTERN PROPERTY LINE.
- ALL WALL COVERINGS, FINISHES, FABRICS, WOODS, ACOUSTICAL TILES WILL HAVE A CLASS A FLAME SPREAD AND A SMOKE CONTRIBUTION OF 450 OR GREATER
- ALL FLOOR PENETRATIONS WILL BE SEALED WITH A FIRE BARRIER AND A FIRE SAFING THAT WILL MEET OR EXCEED THE RATING OF THE FLOOR SYSTEM BEING PENETRATED.
- ALL HARDWARE IN REQUIRED EGRESS DOORS WITH LOCKS WILL PROVIDE WITH A THUMB LATCH LOCK RELEASE FROM THE INSIDE AS TO PROVIDE AN UNIMPEDED EGRESS. (PANIC BARS IN REQUIRED AREAS)
- ALL EXIT SIGNS WILL BE OF THE EMERGENCY TYPE, 4912 MCS.

PROJECT WAIVERS:

- THE DEVELOPER SHALL BE GRANTED A WAIVER OF **ARTICLE 6, SECTION 6.4.7 Height, Area, and Bulk Requirements** OF THE **COMPREHENSIVE ZONING ORDINANCE** TO PERMIT AN OVER ALL HEIGHT OF ONE HUNDRED NINETY (190) FEET, EXCEPT ALONG THE IBERVILLE STREET FRONTAGE WHICH SHALL BE A MAXIMUM HEIGHT OF SEVENTY (70) FEET ALONG A THIRTY(30) FOOT SETBACK, AND ALONG THE CANAL STREET FRONTAGE THE MAXIMUM HEIGHT SHALL BE ONE HUNDRED FORTY SEVEN (147) FEET ALONG A TWENTY FIV(25)E FOOT SET BACK.
- THE DEVELOPER SHALL BE GRANTED A WAIVER OF **ARTICLE 6, SECTION 6.4.7 OF THE COMPREHENSIVE ZONING ORDINANCE**, WHICH PERMITS A MAXIMUM FLOOR AREA RATIO OF 6.0, TO PERMIT A MAXIMUM FLOOR AREA RATIO OF 14.4, SUBJECT TO THE APPROVAL OS A FINAL DESIGN BY THE STAFF OF THE HISTORIC LANDMARK COMMISSION (HOLC) AND STAFF OF THE CITY PLANNING COMMISSION (CPC).
- THE DEVELOPER SHALL BE GRANTED A WAIVER OF **ARTICLE 6, SECTION 6.4.7 OF THE COMPREHENSIVE ZONING ORDINANCE**, WHICH PERMITS A MINIMUM REAR BUILDING AND INTERIOR LOT LINE SETBACK OF TWENTY (20) FEET AT THE LOWEST RESIDENTIAL LEVEL WITH WINDOWS, SUBJECT TO THE APPROVAL OF FINAL DESIGN BY THE HISTORIC DISTRICTS LANDMARK COMMISSION(HOLC) AND STAFF OF THE CITY PLANNING COMMISSION (CPC).
- THE DEVELOPER SHALL BE GRANTED A WAIVER OF **ARTICLE 15, SECTION 15, TABLE 15.G Loading Requirements** OF THE **COMPREHENSIVE ZONING ORDINANCE**, WHICH REQUIRED FIVE (5) OFF STREET LOADING SPACES TO BE PROVIDE, TO PERMIT THREE (3) OFF-STREET LOADING SPACES.
- THE DEVELOPER SHALL BE GRANTED A WAIVER OF **ARTICLE 6, SECTION 6.4.10 OF THE COMPREHENSIVE ZONING ORDINANCE**, WHICH REQUIRES 40,532 SQUARE FEET OF RETAIL, TO PERMIT 28,116 SQUARE FEET OF RETAIL ON THE GROUND FLOOR.

PROJECT PROVISOS::

- THE DEPARTMENT OF SAFETY AND PERMITS SHALL ISSUE NO BUILDING PERMITS OR LICENSES FOR THIS PROJECT UNTIL FINAL DEVELOPMENT PLANS ARE APPROVED BY THE CITY PLANNING COMMISSION AND RECORDED WITH THE OFFICE OF CONVEYANCES. FAILURE TO COMPLETE THE CONDITIONAL USE PERMIT RECORDING THE PLANS WITHIN ONE YEAR TIME PERIOD OR FAILURE TO REQUEST AN ADMINISTRATIVE EXTENSION AS PROVIDED FOR IN **ARTICLE 16, SECTION 16.9.11 OF THE COMPREHENSIVE ZONING ORDINANCE** WILL VOID THE CONDITIONAL USE APPROVAL.
- THE DEVELOPER SHALL SUBMIT AN APPLICATION RE-SUBDIVIDE ALL LOTS ASSOCIATED WITH THE SITE INTO ONE LOT OF RECORD PRIOR TO THE FINALIZATION OF THE CONDITIONAL USE. ADDITIONALLY, THE SUBDIVISION SHALL BE FINALIZED PRIOR TO THE ISSUANCE OF CERTIFICATE OF USE AND OCCUPANCY BY THE DEPARTMENT OF SAFETY AND PERMITS.
 - APPLICATION FOR A RE-SUBDIVISION OF WAS APPLIED FOR AND ACCEPTED SEPTEMBER 25, 2013.
- THE DEVELOPER SHALL SECURE A LEASE AGREEMENT WITH THE DEPARTMENT OD PROPERTY MANAGEMENT, DIVISION OF REAL ESTATE AND RECORDS, FOR ANY ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY/OF CANAL, RAMPART, AND/OR IBERVILLE STREETS.
 - SEE SHEET A0.1 FOR AREAS TO BE LEASED FROM THE CITY OF NEW ORLEANS. A LEASE AGREEMENT FOR THESE AREAS ARE INCLUDED WITH THIS SUBMISSION IN A SEPARATE DOCUMENT.
- REVIEW AND APPROVAL OF THE FINAL DESIGN PLANS AND EXTERNAL BUILDING MATERIALS BY THE STAFF OF THE HISTORIC LANDMARKS COMMISSION (HOLC) IS REQUIRED PRIOR TO THE DEVELOPER'S APPLICATION FOR DEMOLITION AND CONSTRUCTION PERMITS.
 - DOCUMENTS WERE SUBMITTED TO THE HOLC ON JUNE 7, 2013 FOR CONSIDERATION. REVISED DOCUMENTS WERE SUBMITTED SEPTEMBER 30, 2013.
- THE DEVELOPER SHALL SECURE APPROVAL FOR ALL CURB CUTS FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO FINAL APPROVAL BY THE CITY PLANNING COMMISSION STAFF.
 - DOCUMENTS WERE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS ON AUGUST 30, 2013 FOR CONSIDERATION. APPROVAL WAS SECURED WITH STAMPED PLANS 09-27-2013.
- THE DEVELOPER SHALL SUBMIT A REVISED BUILDING ELEVATION WHICH SHOWS COMPLIANCE WITH SECTION 706.6.1 OF THE INTERNATIONAL BUILDING CODE (IBC) OF 2009, FOR THE REQUIRED MINIMUM REAR BUILDING AND INTERIOR LOT LINE SETBACKS OF THE LOWEST RESIDENTIAL LEVEL WITH WINDOWS.
 - ON MAY 9, 2013 THE ELEVATIONS SHOWN HEREIN WERE APPROVED BY THE CITY OF NEW ORLEANS BOARD OF STANDARDS AND APPEALS, DOCKET 1318. DOCUMENTATION WILL BE PRESENTED WITH THIS SUBMISSION.
- THE DEVELOPER SHALL SUBMIT REVISED PLANS WITH A MINIMUM OPEN SPACE RATIO OF 0.07 IN COMPLIANCE WITH ARTICLE 6, SECTION 6.4.7 OF THE COMPREHENSIVE ZONING ORDINANCE.
 - SEE SHEET A1.3.2-0.09(3) DOCK WALK; SHEET A1.4-1.04(106) FLOOR POOL AND PLAZA; A1.4.2-2.87(146) FLOOR POOL AREA; SEE SHEET A0.1 FOR AREA RECAP SHOWING COMPLIANCE.
- ALL REQUIRED OPEN SPACE LOCATED ON A ROOF OR DECK SHALL BE RESTRICTED TO PERSONS RESIDING IN THE BUILDING AND SHALL BE DIRECTLY ACCESSIBLE FROM A LOBBY OR OTHER PUBLIC AREA SERVED BY THE RESIDENTIAL ELEVATORS.
 - SEE SHEET A1.3.2(003) WALK; SHEET A1.4(66) FLOOR POOL AND PLAZA; A1.4.2(146) FLOOR POOL AREA; ALL AREAS ARE ACCESSIBLE BY BUILDING RESIDENTS ONLY AND THROUGH COMMON ACCESS POINTS.
- THE DEVELOPER SHOULD RESTRICT PARKING REQUIREMENTS OF SECTION 146-193 OF THE CITY CODE. STREET TREES SHOULD BE PLANTED WITHIN THE RIGHT-OF-WAY OF RAMPART STREET SUBJECT TO THE REVIEW AND APPROVAL OF THE DEPARTMENT OF PARKS AND PARKWAYS.
 - SEE SHEET A0.2 FOR PAVING LAYOUTS AND DETAILS; AS WELL AS LOCATION OF STREET TREES; ALSO SEE SHEET LA.1 FOR LANDSCAPING MATERIALS AND DETAILS. APPROVAL WITH STAMPED PLANS WAS SECURED 09-13-2013.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH CBD-3 CENTRAL BUSINESS DISTRICT SIGNAGE REGULATIONS AND SHALL REQUIRE APPROVAL OF THE CBDHOLC.
 - SEE SHEETS A2.1, A2.2, AND A2.4 FOR LOCATION AND SIZE OF PROPOSED ALLOWED SIGNS. THIS SAME DOCUMENT WAS SUBMITTED TO THE HOLC AS A PART OF THE JUNE 7, 2013 HOLC APPROVAL PACKAGE.
- THE DEVELOPER SHALL SUBMIT A TRAFFIC IMPACT ANALYSIS IN COMPLIANCE WITH **ARTICLE 6, SECTION 6.4.8 Special Regulations** AND **ARTICLE 6, SECTION 6.12 Central District Traffic impact analysis**, SUBJECT TO REVIEW AND APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
 - A REVISED TRAFFIC STUDY WILL BE SUBMITTED AS A COMPONENT OF THIS DEVELOPMENT PACKAGE.
- THE DEVELOPER SHALL SUBMIT A REVISED SITE PLAN SHOWING QUEUING SPACE AND TRAFFIC CIRCULATION FOR THE PARKING GARAGE, AS WELL AS A BREAK DOWN OF PARKING SPACES BY USE, SUBJECT TO THE REVIEW AND APPROVAL OF THE STAFF OF THE CITY PLANNING COMMISSION.
 - SEE SHEET A1.1 OF THIS PACKAGE INDICATING THE QUEUING CAPACITY OF THE PROPOSED SITE PLAN. THE PROJECT WILL SUPPORT 11 VEHICLES IN QUEUE.
- THE DEVELOPER SHALL SUBMIT A REVISED SITE PLAN INDICATING THE PROVISIONS OF THREE (3) LOADING SPACES IN ACCORDANCE WITH **ARTICLE 15, SECTION 15.3.4 Design Standards**.
 - SEE SHEET A0.3 OF THIS PACKAGE INDICATING THE LOCATION AND SIZE OF THE THREE REQUIRED OFF STREET LOADING SPACES.
- THE FLOOR HEIGHTS OF THE DEVELOPMENT SHALL INCLUDE THE FOLLOWING MINIMUM STANDARDS ACCORDING TO THE USE OF EACH FLOOR: 1. RETAIL-20 FEET BETWEEN FLOORS (FLOOR TO FLOOR HEIGHT) ON FIRST FLOOR; 2. RETAIL-18 FEET BETWEEN FLOORS (FLOOR TO FLOOR) FOR SECOND AND HIGHER FLOORS; 3. PARKING LEVEL ONE-8 FEET 2 INCHES (THIS REFLECTS MINIMUM HEIGHT FROM THE FLOOR TO THE LOWEST CEILING STRUCTURE, SUPPORT BEAM, OR OVERHEAD FIXTURE, SUCH AS CONDUIT, PIPELINE, LIGHTING OR ANY OTHER OBSTRUCTION MOUNTED ON THE CEILING AS REQUIRED BY ADA GUIDELINES); 4. ALL OTHER PARKING LEVELS-7 FEET 6 INCHES FROM FLOOR TO THE LOWEST OBSTRUCTION AS REQUIRED BY INTERNATIONAL BUILDING CODE OF 2009, SECTION 1208.2 (INTERIOR SPACE DIMENSIONS, MINIMUM CEILING HEIGHTS); 5. RESIDENTIAL - APPROXIMATELY 10 FEET CLEAR HEIGHT IN LIVING AREAS.
 - SEE SHEET A2.1, A2.2, A2.3, A2.4, A3.1 AND A3.4 OF THIS PACKAGE INDICATING THE VARIOUS FLOOR TO FLOOR HEIGHTS AS REQUIRED BY THE ABOVE PROVISO. REVISIONS TO ITEM #14 MODIFYING THE REQUIREMENT FOR PARKING FLOORS UNDER THE THIRD FLOOR HEIGHT.
- THE STRUCTURE SHALL BE ABLE TO ACCOMMODATE AT LEAST 65,000 SQUARE FEET OF RETAIL OR 80,000 SQUARE FEET OF RETAIL AND RESTAURANT SPACE ON THE BOTTOM FLOORS OF THE BUILDING.
 - SEE SHEET A0.1, A1.1 AND A1.2 OF THIS PACKAGE INDICATING THE FLOOR AREAS DEDICATED TO THE RETAIL COMPONENTS OF THIS PROJECT.
- THE FOLLOWING PRIMARY USES SHALL BE PROHIBITED: T-SHIRT SHOPS; FAST FOOD RESTAURANTS; CHECK CASHING ESTABLISHMENTS; SPORTING GOODS STORES UNDER 10,000 SQUARE FEET; AND ELECTRONIC APPLANCE STORES UNDER 5,000 SQUARE FEET.
 - THE DEVELOPERS OF THIS PROJECT WILL PROHIBIT THE LEASING OF ANY RETAIL SPACE TO "T-SHIRT SHOPS", FAST FOOD RESTAURANTS, CHECK CASHING ESTABLISHMENTS, SPORTING GOODS STORE, 10,000 SQUARE FEET AND ELECTRONIC APPLANCE STORES UNDER 5,000 SQUARE FEET.
- THE DEVELOPER SHOULD EMPLOY "LEED" OR "GREEN" BUILDING PRACTICES, MATERIALS, AND TECHNIQUES WHERE SUITABLE.
 - THE DEVELOPERS OF THIS PROJECT ARE COMMITTED TO USE "LEED" OR "GREEN" BUILDING PRACTICES AND MATERIALS IN ACCORDANCE WITH 2009 AND NET ZERO. ALL MECHANICAL SYSTEMS WILL BE HIGH EFFICIENCY UNITS. ELECTRICAL SYSTEMS WILL USE LED LIGHTING FIXTURES, AND LOW VOLTAGE DEVICES WITH ELECTRONIC SENSORS TO CONTROL LIGHTING. THE MAIN CONSTRUCTION MATERIALS WILL BE LOCALLY PRODUCED CONCRETE, WITH THE MAIN EXTERIOR SKIN MATERIALS BEING PRODUCED WITHIN A 500 MILE RADIUS OF NEW ORLEANS. THE BUILDING'S DESIGN PROVIDES RECESSED BALCONIES THAT PROVIDE DEEP SHADING TO THE GLASS WINDOWS AND DOORS.
- THE DEVELOPER SHALL REQUEST THE GUIDANCE OF THE AFRICAN AMERICAN MUSEUM AND/OR THE CIVIL RIGHTS MUSEUM IN BIRMINGHAM, ALABAMA IN ORDER TO CREATE A APPROPRIATE TRIBUTE TO 1031 CANAL'S UNIQUE CIVIL RIGHTS HISTORY AS PART OF THE DEVELOPMENT.
 - THE DEVELOPERS ARCHITECTS HAVE MET WITH DIRECTOR OF THE AFRICAN AMERICAN MUSEUM AND REQUESTED DIRECTION. THE DEVELOPERS ARE CURRENTLY PROPOSING A MEMORIAL PLAQUE COMMEMORATING THE EVENTS THAT OCCURRED AT THIS SITE. THIS PLAQUE WILL BE LOCATED IN A PROMINENT LOCATION ON THE CANAL FACADE OF THE BUILDING.

INDEX OF DRAWINGS		
A0.1	TITLE SHEET, INDEX, BUILDING & CODE DATA	AREA RECAP: SITE AREA 40,532.00 SQFT GROUND FLOOR AREA 40,323.58 SQFT PROVISO #15 GROUND FLOOR RETAIL 33,187.58 SQFT SECOND FLOOR RETAIL 35,062.30 SQFT TOTAL RETAIL 68,249.88 SQFT ENTRY DRIVES 4,965.50 SQFT PARKING 181,125.00 SQFT (5 LEVELS @ 36,225 SQFT EACH) RESIDENTIAL FLOORS 8-13 192,678.00 SQFT (6 LEVELS @ 32,113 SQFT EACH) RESIDENTIAL FLOORS 14 - 15 55,770.00 SQFT (2 LEVELS @ 27,885 SQ FT EACH) PENTHOUSE FLOORS 16 - 17 41,828.00 SQFT (2 LEVELS @ 20,914 SQFT EACH) TOTAL 554,590.00 SQFT ALLOWABLE F.A.R @ 6% 243,192.00 SQFT PROVIDED FAR (WITH PARKING) 13.7% (14.4 SQFT AS ALLOWED BY WAIVERS) PROVISO #7 OPEN SPACE PROVIDED 6,877.00 SQFT OPEN SPACE REQUIRED @ 7% 2,837.00 SQFT
A0.2	EGRESS, FIRE PROTECTION & ADA CODE DATA	
A0.3	SITE & UTILITIES PLAN	
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A4.8	DOOR & WINDOW DETAILS	
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SOBING DOCKET # 73/11
FINAL ACTION 5 WAIVERS 18 PROVISOS
ORDINANCE # 24,154 MCS ADOPTED date: 11/9/11
FINAL PLAN APPROVAL date: 11/12/13
Executive Director City Planning Commission
Deputy

IF DEVIATION FROM THESE PLANS SHALL REQUIRE THE REVIEW AND APPROVAL OF THE EXECUTIVE DIRECTOR OF THE CITY PLANNING COMMISSION AND SHALL BE SUBJECT TO A REVIEW FEE. ALL CHANGES MUST BE APPROVED PRIOR TO THE CHANGE BEING MADE OR OTHERWISE CHANGES IN CONFLICT WITH THE COMPREHENSIVE ZONING ORDINANCE OR ANY OTHER CITY ORDINANCE OR ANY OTHER CITY ORDINANCE. THE REVIEW AND APPROVAL OF THE CITY PLANNING COMMISSION AND/OR THE CITY COUNCIL WHERE APPROPRIATE.



FINAL DESIGN DOCUMENTS (10-15-2013)

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SINCE 1961

1031 CANAL STREET
NEW ORLEANS, LOUISIANA

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS, AND I AM NOT PROVIDING CONTRACT ADMINISTRATION.

CERTIFIED CORRECT



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REVISION HISTORY					
NO.	DATE	NAME	DESCRIPTION	NO.	DATE

TITLE SHEET

PROJECT#: 0827
PHASE: DD
DRAFTER: VICTOR RINCON
CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2013

SHEET#

A0.1

1 OF 34

BUILDING CODE SUMMARY

PROJECT NAME:

1031 CANAL STREET

ADDRESS:

1031 CANAL STREET

NEW ORLEANS, LA

PROPOSED USE:

MULTI-USE BUILDING

APPLICABLE CODES:

BUILDING CODE	2009 INTERNATIONAL BUILDING CODE
STRUCTURAL CODE	2009 INTERNATIONAL BUILDING CODE
PLUMBING CODE	2009 INTERNATIONAL PLUMBING CODE
MECHANICAL CODE	2009 INTERNATIONAL MECHANICAL CODE
NEC CODE	2012 NATIONAL ELECTRICAL CODE
ENERGY CODE	MODEL ENERGY CODE 2000 EDITION
ACCESSIBILITY CODE	AMERICANS WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES JULY 23, 2004
LIFE SAFETY CODE	NFPA 101, 2009 EDITION

OCCUPANCY:

M - MERCANTILE
S-2 LOW-HAZARD STORAGE
R-2 RESIDENTIAL (APARTMENT HOUSES)

REQUIRED OCCUPANCY SEPERATION:

IBC 2009 TABLE 508.4 RESIDENTIAL NON-SEPERATED

CONSTRUCTION TYPE:

TYPE I A

SPECIFIC APPLICABLE CODES:

LIFE SAFETY SYSTEMS:

SPRINKLER SYSTEM:

NFPA 13, 14, 20 & 27

FIRE ALARM & COMMUNICATION SYSTEM:

NFPA 72

SMOKE CONTROL:

NFPA 92A, 92B & 101

STAND BY POWER:

EMERGENCY POWER & LIGHTING
NFPA 110

DESIGN LOADS:

WIND FLOOR DESIGN LOADS 130 P.S.F.

RENTAL UNIT 40 P.S.F.

CORRIDORS 100 P.S.F.

STAIRS 100 P.S.F.

ROOF 120 P.S.F.

HANDRAILS: CONCENTRATED LOAD OF 200 LB. APPLIED AT ANY POINT AND IN ANY DIRECTION.

GUARDRAILS: CONCENTRATED LOAD OF 200 LB. APPLIED AT ANY POINT AND IN ANY DIRECTION AT THE TOP OF THE GUARDRAIL.

ACCESSIBLE PARKING REQUIREMENTS

THERE ARE 467 PARKING SPACES PROVIDED IN THIS PROJECT

AS PER ADA-ABAAG JULY 23, 2004 TABLE 208.2 PARKING SPACES (401 TO 500) A TOTAL OF 9 ACCESSIBLE SPACES ARE REQUIRED. 15 ACCESSIBLE SPACES ARE PROVIDED.

SECTION 208.2 "VAN PARKING SPACES" FOR EVERY 6 REQUIRED SPACES OR FRACTION THEREOF 1 VAN ACCESSIBLE SPACE IS REQUIRED. 2 SPACES ARE REQUIRED FOR THIS PROJECT.

THE FIRST LEVEL OF PARKING HAS A HEIGHT GREATER THAN 96 INCHES AND HAS 2 VAN SPACES.

SQUARE FOOTAGE:

FLOOR	GROSS SQUARE FOOTAGE
GROUND FLOOR RETAIL	33,187.58 SQUARE FEET
SECOND FLOOR RETAIL	35,062.30 SQUARE FEET
LEVEL 3 PARKING	36,225 SQUARE FEET
LEVEL 4 PARKING	36,225 SQUARE FEET
LEVEL 5 PARKING	36,225 SQUARE FEET
LEVEL 6 PARKING	36,225 SQUARE FEET
LEVEL 7 PARKING	32,537 SQUARE FEET
LEVEL 8 RESIDENTIAL	32,113 SQUARE FEET
LEVEL 9 RESIDENTIAL	32,113 SQUARE FEET
LEVEL 10 RESIDENTIAL	32,113 SQUARE FEET
LEVEL 11 RESIDENTIAL	32,113 SQUARE FEET
LEVEL 12 RESIDENTIAL	32,113 SQUARE FEET
LEVEL 13 RESIDENTIAL	32,113 SQUARE FEET
LEVEL 14 RESIDENTIAL	32,113 SQUARE FEET
LEVEL 15 RESIDENTIAL	29,806 SQUARE FEET
LEVEL 16 RESIDENTIAL	24,420 SQUARE FEET
LEVEL 17 RESIDENTIAL	24,420 SQUARE FEET
TOTAL	549,123.88 SQUARE FEET

FIRE CONTROL ROOM:

AS PER IBC 2009 SECTION 911 "FIRE COMMAND CENTER" AND NFPA 101 2009 CHAPTER 11 SECTION 11.8.6, A ROOM IS PROVIDED WITH DIRECT ACCESS TO THE EXTERIOR SEPARATED FROM OTHER SPACES BY A 2 HOUR FIRE RATING. THE ROOM AREA WILL BE 200 SQUARE FEET AND WILL HAVE THE FOLLOWING FEATURES: 1. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM; 2. FIRE DEPARTMENT COMMUNICATION SYSTEM; 3. FIRE DETECTION AND ALARM ANNUNCIATOR; 4. ANNUNCIATOR UNIT VISUALLY INDICATING THE LOCATION OF THE ELEVATORS AND WHETHER THEY ARE OPERATIONAL; 5. STATUS INDICATORS AND CONTROLS FOR AIR DISTRIBUTION SYSTEMS; 6. FIRE FIGHTER'S CONTROL PANEL; 7. CONTROLS FOR UNLOCKING STAIRWAY DOORS SIMULTANEOUSLY; 8. SPRINKLER VALVE & WATER FLOW DETECTOR DISPLAY PANELS; 9. EMERGENCY & STANDBY POWER STATUS INDICATORS; 10. PUBLIC TELEPHONE FOR FIRE DEPARTMENT; 11. FIRE PUMP STATUS INDICATORS; 12. SCHEMATIC BUILDING PLANS SHOWING EGRESS ROUTS; 13. WORK TABLE; 14. GENERATOR SUPERVISION DEVICES, MANUAL START AND TRANSFER FEATURES; 15. PUBLIC ADDRESS SYSTEM; 16. ELEVATOR FIRE RECALL SWITCH; 17. ELEVATOR EMERGENCY OR STANDBY POWER SELECTOR SWITCHES.

EMERGENCY GENERATOR

AN EMERGENCY GENERATOR WILL BE PROVIDED TO PROVIDE POWER FOR ELEVATORS, EMERGENCY LIGHTING, EXIT LIGHTING, STAIR PRESSURIZATION SYSTEMS, FIRE CONTROL ROOM EQUIPMENT, ALARM SYSTEM, FIRE PUMP AND OTHER EMERGENCY DEVICES. GENERATOR WILL BE POWERED BY DIESEL OR NATURAL GAS. AN AUTOMATIC TRANSFER SWITCH WILL BE PROVIDED TO REDIRECT POWER.

GENERAL BUILDING LIMITATIONS: (TABLE 503 TYPE 1-A)

GROUP M - MERCANTILE:

TYPE OF CONSTRUCTION: 1-A
AREA:
ALLOWABLE - UNLIMITED
PROVIDED - 68,249.88 (TWO STORIES)
HEIGHT:
ALLOWABLE - UNLIMITED
PROVIDED - TWO STORIES

GROUP S-2 - OPEN PARKING GARAGE:

TYPE OF CONSTRUCTION: 1-A
AREA:
ALLOWABLE - UNLIMITED
PROVIDED - 177,437 (FIVE STORIES)
HEIGHT:
ALLOWABLE - UNLIMITED
PROVIDED - FIVE STORIES

RESIDENTIAL: R-2 APARTMENTS:

TYPE OF CONSTRUCTION: 1-A
AREA:
ALLOWABLE - UNLIMITED
PROVIDED - 209,276 (TEN STORIES)
HEIGHT:
ALLOWABLE - UNLIMITED
PROVIDED - TEN STORIES

THERMAL ENVELOPE:

ZONE 4B - 2,000 INTERNATIONAL ENERGY CODE
FIGURE 302.1 (25) AND TABLE 802.2 (13)

WALL COMPOSITION
5/8" GYP. BD. (INTERIOR)
6" BATT INSULATION
1" GFRG & PREFORMED METAL

R VALUES

.45
19
-

R-13 REQUIRED

19.45 TOTAL (NOT INCLUDING AIR SPACE
GFRG & METAL PANELS)

ROOF COMPOSITION
8" CONCRETE WITH ELECTROMERIC
COATING

R VALUES

-

R-25 REQUIRED

4" OPEN CELL SPRAY FOAM

30

30 TOTAL (WITH OUT CONCRETE)

SPECIALTY INSPECTIONS:

AS PER IBC 2009 CHAPTER 17 "STRUCTURAL TESTS AND SPECIAL INSPECTION" THE PROJECT OWNERS WILL CONTRACT WITH A LICENSED THIRD PARTY INDEPENDENT TESTING AND INSPECTION PROFESSIONAL TO INSPECT AND CONDUCT TESTS ON PILING, CONCRETE, STEEL, CONNECTIONS, ETC. PROJECT DAILY REPORTS WILL BE COMPILED AND MAINTAINED AT THE PROJECT SITE FOR INSPECTION BY THE AUTHORITY HAVING JURISDICTION.

SPRINKLERS:

THE BUILDING WILL BE COMPLETELY PROTECTED BY A FULLY SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH IBC 2009 CHAPTER 9 SECTION 903 "AUTOMATIC SPRINKLER SYSTEMS", AND NFPA 13.

FIRE ALARM:

A COMPLETE FIRE ALARM AND DETECTION SYSTEM WILL BE PROVIDED AS PER CHAPTER 9 SECTION 908 "FIRE ALARM AND DETECTION SYSTEMS" AND NFPA CHAPTER 9 SECTION 9.6 "FIRE DETECTION, ALARM, AND COMMUNICATION SYSTEMS".

FIRE PUMP

A FIRE PUMP WILL BE PROVIDED TO AUGMENT WATER PRESSURE FOR THE AUTOMATIC SUPERVISED FIRE SPRINKLER SYSTEM

FIRE RESISTANCE RATINGFOR TYPE I CONSTRUCTION: T.601

BUILDING ELEMENT	COLUMNS	REQUIRED HOURLY	% WALL OPENING	PROVIDED HOURLY	DESIGN # FOR RATED ASSEMBLY
STRUCTURAL FRAME (1ST THRU 17TH LEVEL)	GIRDERS	3 HOUR		3 HOUR	IBC TABLE 720.1(2) 4-1.1 6.2 MIN. THICKNESS, 12" PROVIDED
	FLOORS	2 HOUR		2 HOUR	IBC TABLE 720.1(2) 4-1.1 5.0 MIN. THICKNESS, 8" PROVIDED
STRUCTURAL FRAME (17TH LEVEL SUPPORTING ROOF ONLY)	COLUMNS	2 HOUR		2 HOUR	IBC TABLE 720.1(2) 4-1.1 6.0 MIN. THICKNESS, 12" PROVIDED
	GIRDERS	2 HOUR		2 HOUR	IBC TABLE 720.1(2) 4-1.1 5.0 MIN. THICKNESS, 12" PROVIDED
	ROOF	1.5 HOUR		2 HOUR	
BEARING WALLS (1ST THRU 17TH LEVEL)	EXTERIOR	1 HOUR		1 HOUR	UL# U906
	INTERIOR	3 HOUR		2 HOUR	UL# U423
BEARING WALLS SUPPORTING ROOF ONLY)	EXTERIOR	1 HOUR		1 HOUR	UL# U423
	INTERIOR	2 HOUR		2 HOUR	UL# U423
NON-BEARING WALLS	EXTERIOR	0 HOUR		1 HOUR	UL# U419
	EXTERIOR (GFRG)	1 HOUR		1 HOUR	IBC TABLE 721.1(2)15-1.11 6.5 MIN. THICKNESS, 7" PROVIDED
	INTERIOR	.5 HOUR		5 HOUR	UL# U419

OCCUPANT LOADS:

MERCANTILE OCCUPANT LOADS:

NFPA 101 TABLE 7.3.1.2 MERCANTILE USE
GROUND FLOOR AREA 33,187.58 SQFT.
● 30 PERSONS PER SQUARE FOOT = 1,106 PEOPLE
SECOND FLOOR AREA 35,062 SQFT. ● 30 PERSONS PER SQUARE FOOT = 1,052 PEOPLE

STORAGE OCCUPANT LOADS (PARKING):

NFPA 101 TABLE 7.3.1.2 STORAGE USE
TYPICAL FLOOR 36,225 SQFT ● 500 PERSONS PER SQUARE FOOT = 18,113 PEOPLE

8th FLOOR OCCUPANT LOADS:

NFPA 101 TABLE 7.3.1.2 RESIDENTIAL-MIXED USE
CAPACITY OF RESIDENTIAL(GROSS) 30,200 SQFT ● 200 SQFT PER PERSON = 151 PEOPLE
CAPACITY OF MEETING ROOM 2,249 SQFT ● 15 SQFT PER PERSON = 150 PEOPLE
CAPACITY OF POOL DECK 1,122 SQFT ● 30 SQFT PER PERSON = 38 PEOPLE
CAPACITY OF POOL 520 SQFT ● 50 SQFT PER PERSON = 10 PEOPLE
CAPACITY OF GYM 990 SQFT ● 30 SQFT PER PERSON = 33 PEOPLE
CAPACITY OF BILLIARDS AREA 977 SQFT ● 30 SQFT PER PERSON = 33 PEOPLE
TOTAL OCCUPANT LOAD = 418 PERSONS

9 THRU 13th RESIDENTIAL FLOOR OCCUPANT LOADS:

NFPA 101 TABLE 7.3.1.2 RESIDENTIAL USE
FLOOR 9-13 = 32,113 GROSS SQFT PER FLOOR ● 200 PERSONS PER SQUARE FOOT = 6,423 PEOPLE PER FLOOR.

14th RESIDENTIAL - MIXED USE FLOOR OCCUPANT LOADS:

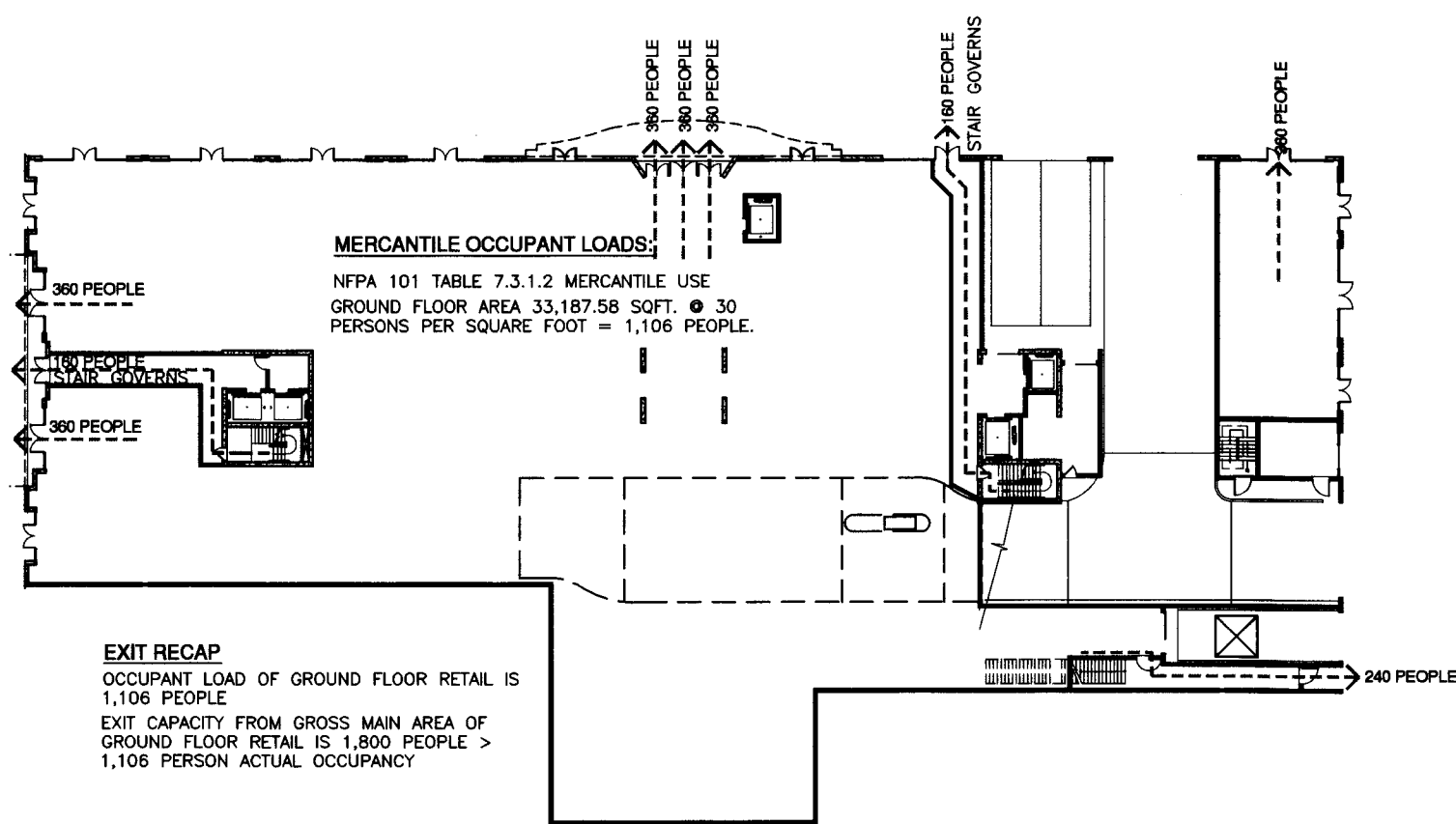
NFPA 101 TABLE 7.3.1.2 RESIDENTIAL USE
FLOOR 14 = 27,885 GROSS SQFT PER FLOOR ● 200 PERSONS PER SQUARE FOOT = 1,194 PEOPLE PER FLOOR.

15th RESIDENTIAL - MIXED USE FLOOR OCCUPANT LOADS:

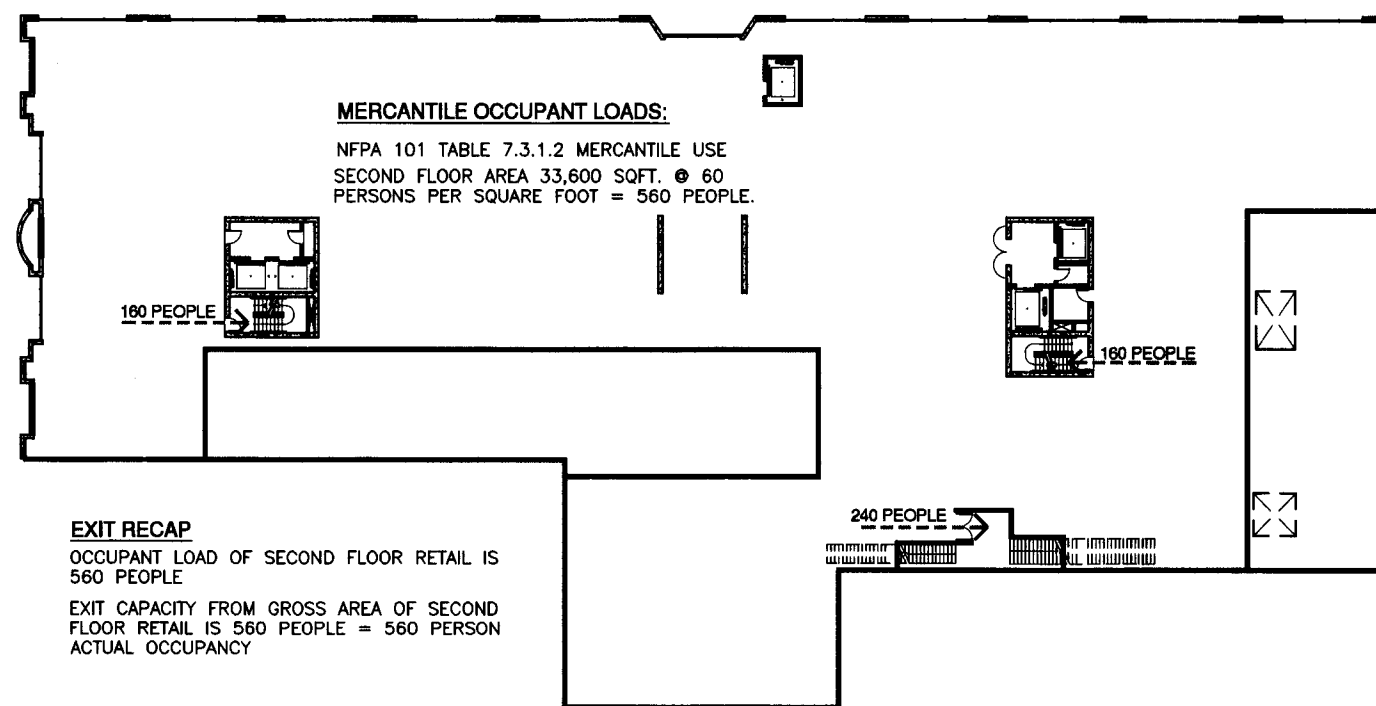
NFPA 101 TABLE 7.3.1.2 RESIDENTIAL USE
FLOOR 15 = 27,885 GROSS SQFT PER FLOOR ● 200 PERSONS PER SQUARE FOOT = 1,194 PEOPLE PER FLOOR.

16th-17th RESIDENTIAL - MIXED USE FLOOR OCCUPANT LOADS:

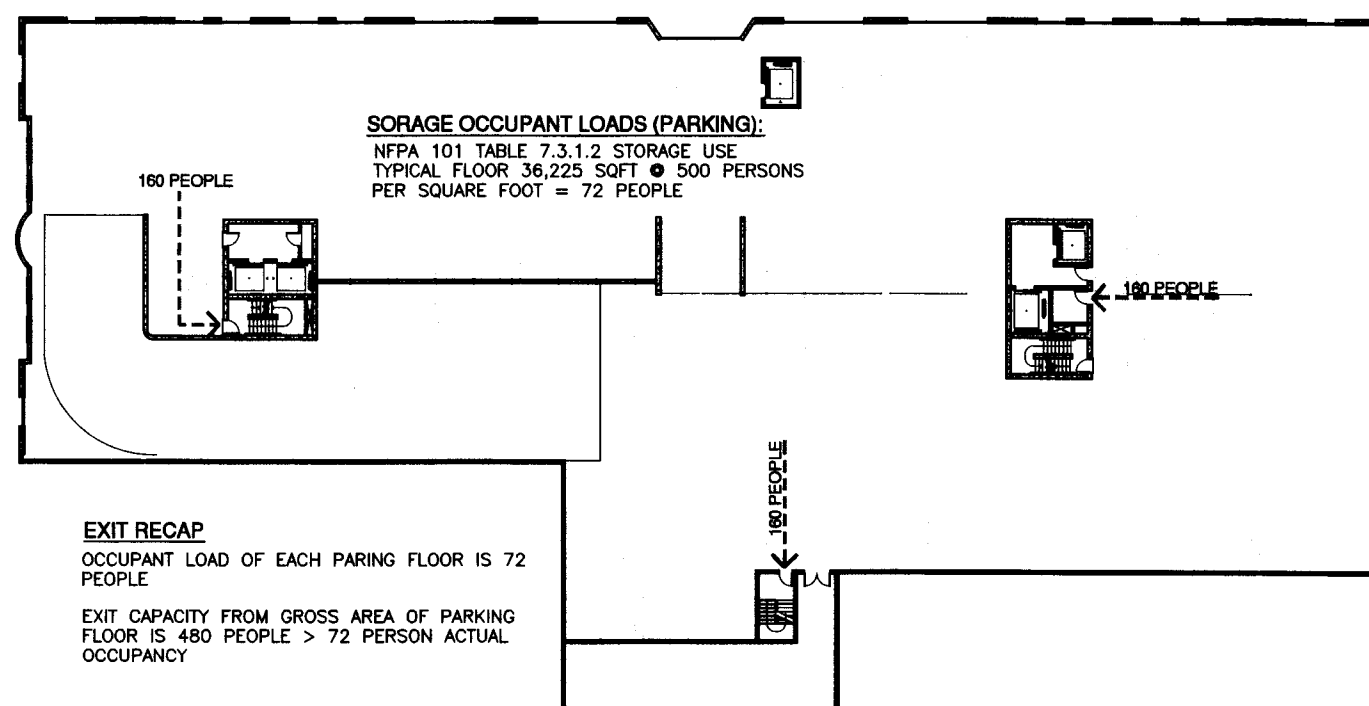
NFPA 101 TABLE 7.3.1.2 RESIDENTIAL USE
FLOOR 16-17 = 20,914 GROSS SQFT PER FLOOR ● 200 PERSONS PER SQUARE FOOT = 1,046 PEOPLE PER FLOOR.



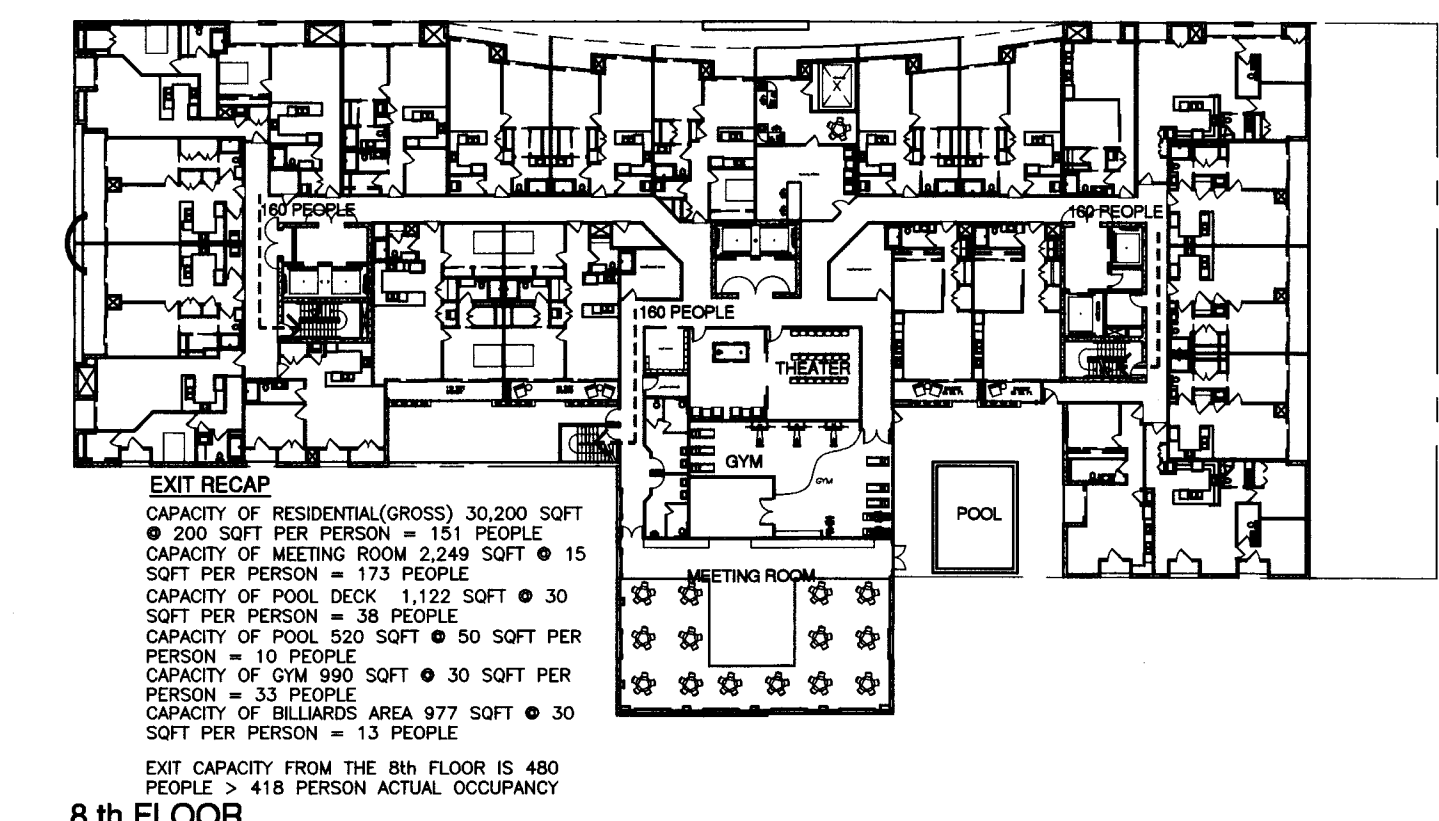
GROUND FLOOR



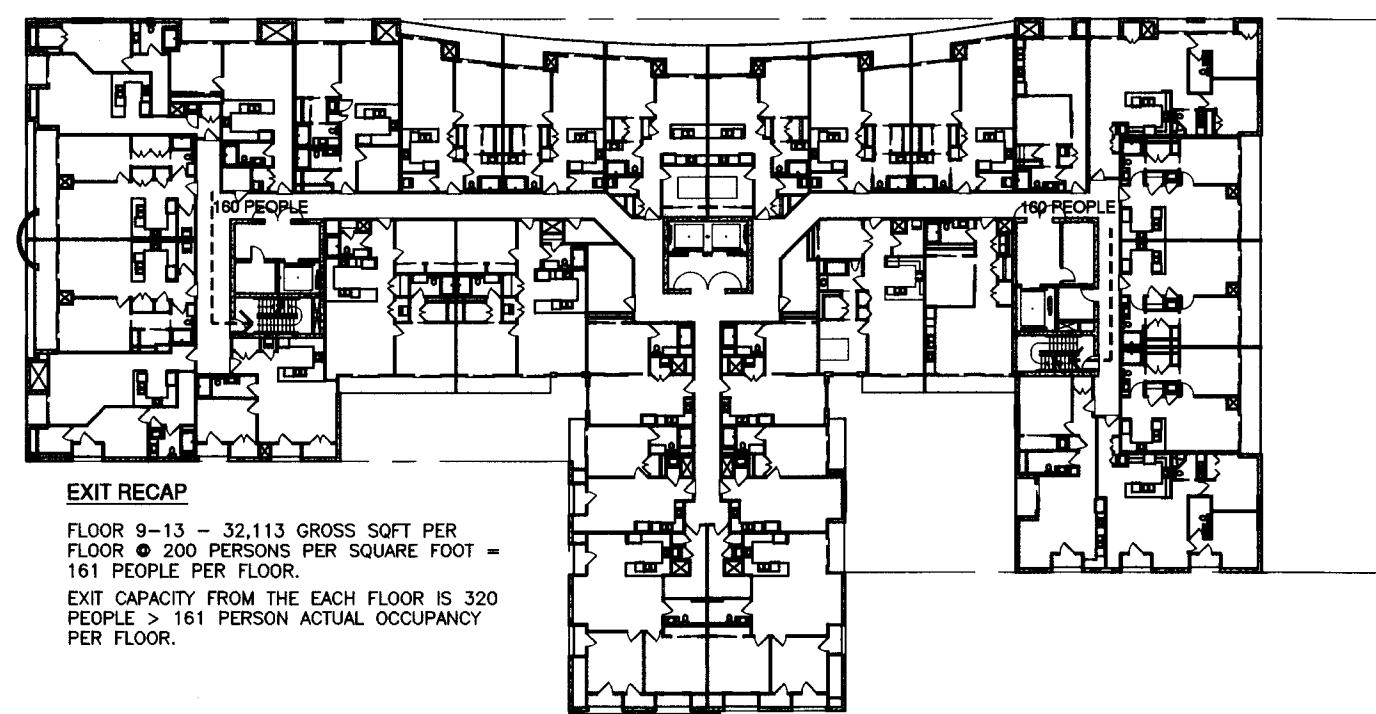
SECOND FLOOR



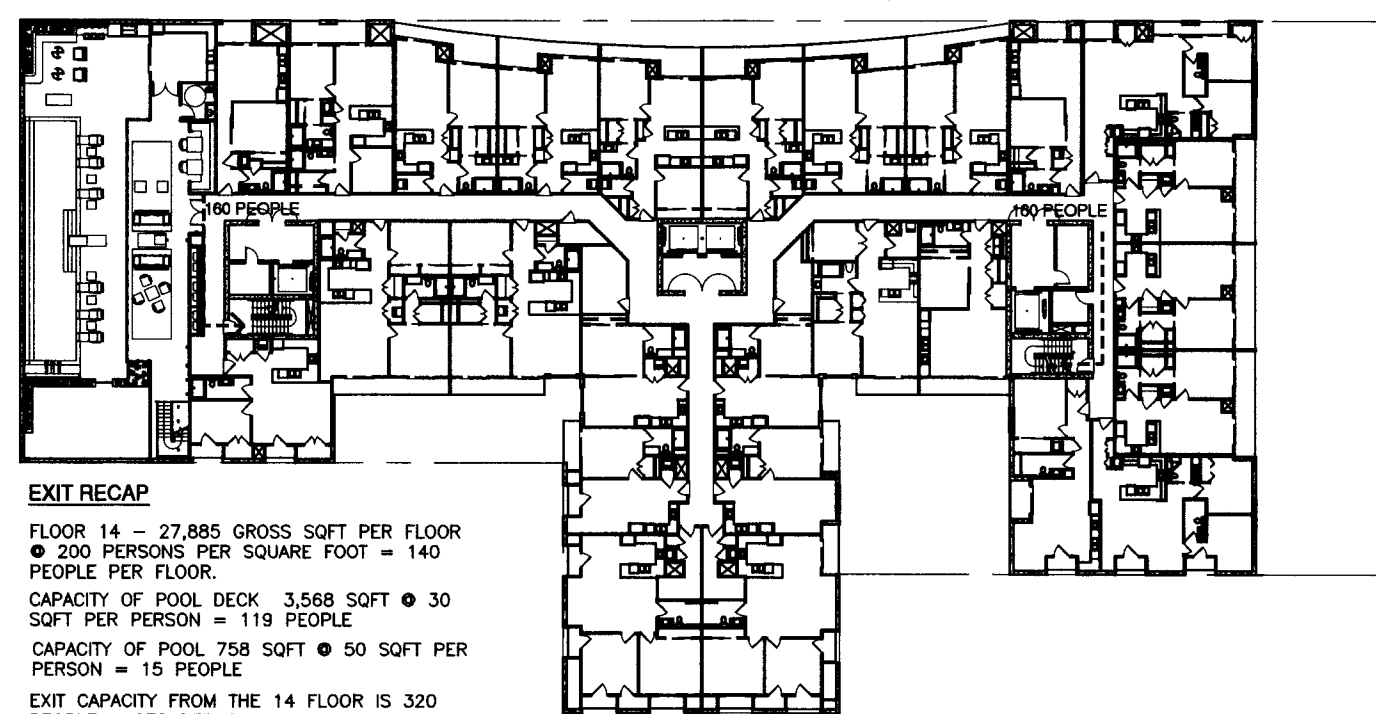
PARKING LEVELS FLOORS 3 THRU 7



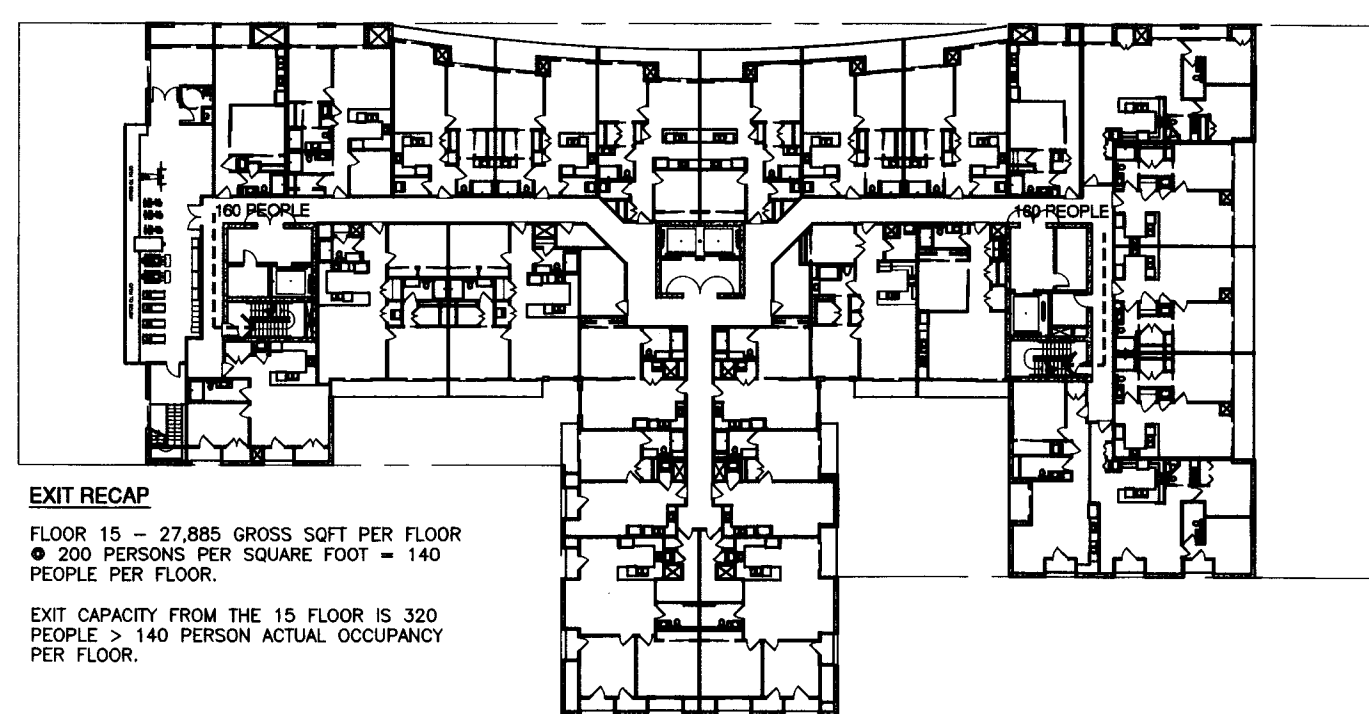
8th FLOOR



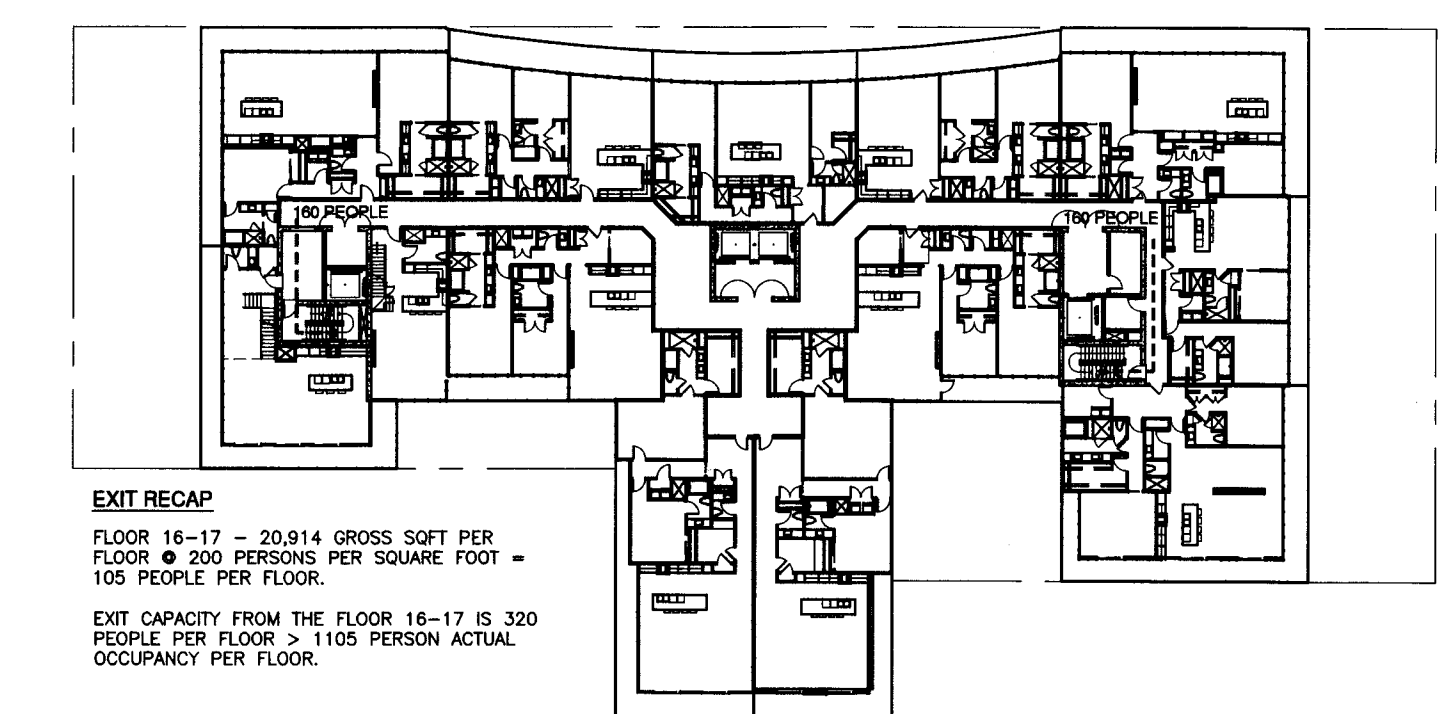
FLOORS 9 THRU 13



FLOOR 14



FLOOR 15



FLOOR 16 - 17

FINAL DESIGN DOCUMENTS (10-15-2013)

HB
SA
ARCHITECTS

189 Maple Ridge Drive Metairie, LA 70001
(504)985-4477 :: Fax(504)985-4477
central@hbsai.com :: www.hbsai.com

SINCE 1961

1031 CANAL STREET

NEW ORLEANS, LOUISIANA

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM NOT PROVIDING CONTRACT ADMINISTRATION.

CERTIFICATE OF CORRECT



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REVISION HISTORY

NAME

DATE

DESCRIPTION

NO.

DESCRIPTION

NO.

DESCRIPTION

NO.

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NO.

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REVISION HISTORY

DATE	NAME

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[illegible]

FLOOR PLAN
GROUND

PROJECT#: 0827

PHASE: DD
DRAFTER: VICTOR RINCON

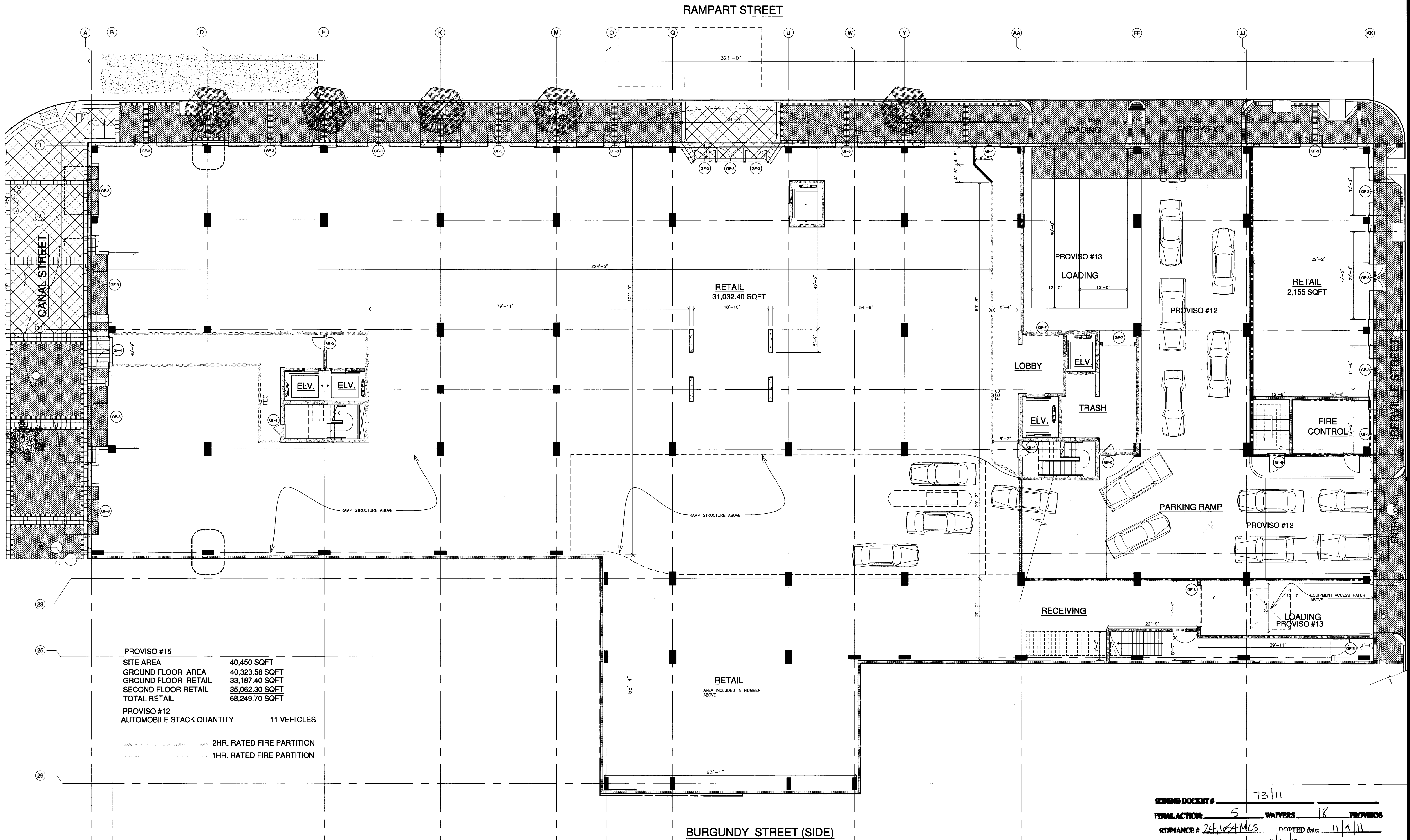
CHECKER: HANK SMITH

ISSUED: 10/15/2013

SHEET #

A1.1

A OF 3A



73 | 11

SCHEDULING DOCKET # _____

FINAL ACTION: 5 **WAIVERS** 18 **PROMOTIONS**

ORDINANCE # 24, 654 MCS **DATED date:** 11/2/11

FINAL PLAN APPROVAL date: 11/12/13

Justin J. Miller


Executive Director City Planning Commission

NOTARIAL ARCHIVES OF ORLEANS PARISH
NA # 2013-43126 DT 11/12/13
TYPE: CONDUSE FEE: \$700.00 PG: 2



SHEET#
A1.1
A OF 3A

FINAL DESIGN DOCUMENTS (10-15-2013)

 **1 FLOOR PLAN - 1ST FLOOR**
SCALE: $\frac{3}{32}'' = 1'-0''$

FINAL DESIGN DOCUMENTS (10-15-2013)

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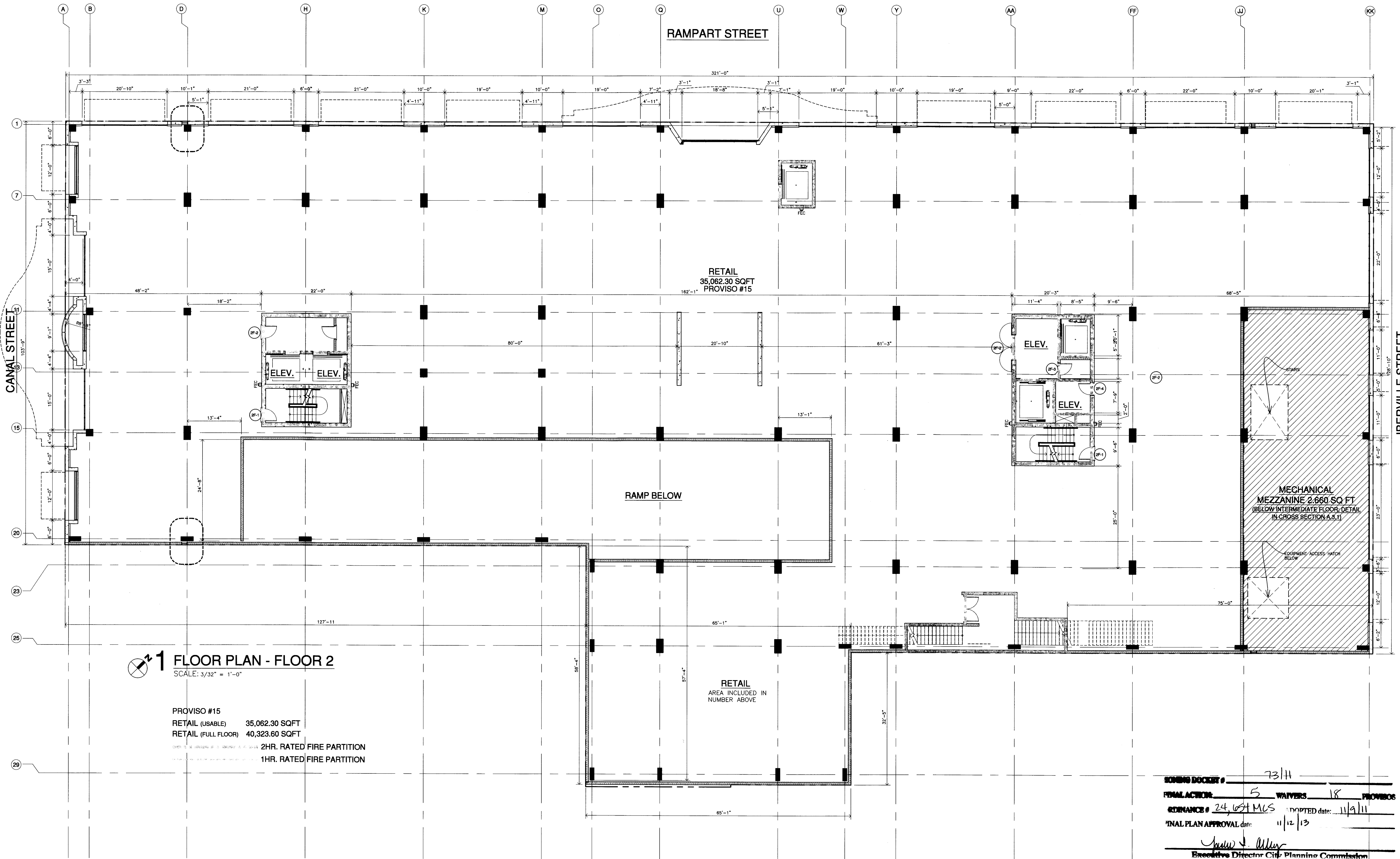
CERTIFIED: 1-CORRECT



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REVISION HISTORY			
NO.	DATE	NAME	DESCRIPTION

FLOOR PLAN
FLOOR 2 RETAIL
PROJECT#: 0827
PHASE: DD
DRAFTER: VICTOR RINCON
CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2013
SHEET#
A1.2
5 OF 34



FLOOR PLAN - FLOOR 2
SCALE: 3/32" = 1'-0"

PROVISO #15
RETAIL (USABLE) 35,062.30 SQFT
RETAIL (FULL FLOOR) 40,323.60 SQFT

2HR. RATED FIRE PARTITION
1HR. RATED FIRE PARTITION

BOARDING DOCKET # 7311
FINAL ACTION # 5 WAIVERS 18 PROVISOS
ORDINANCE # 24, 641 MLC ADOPTED date: 11/9/11
FINAL PLAN APPROVAL date: 11/12/13
J. Baker
Executive Director City Planning Commission
Dignity

NOTARIAL ARCHIVES OF ORLEANS PARISH
NO. 8 2013-43126 DT 11/12/13
TYPE: CONDUCE FEE: \$100.00 PGS: 2



SE PLANS AND SPECIFICATIONS HAVE
EN PREPARED BY ME OR UNDER
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E BEST OF MY KNOWLEDGE AND
LIEF THEY COMPLY WITH ALL CI
TE AND FEDERAL REQUIREMENTS, A
AM NOT PROVIDING CONTRAC
MINISTRATION.

CERTIFIED CORRECT

MASTERS APPRENTICES

STATE OF VIRGINIA

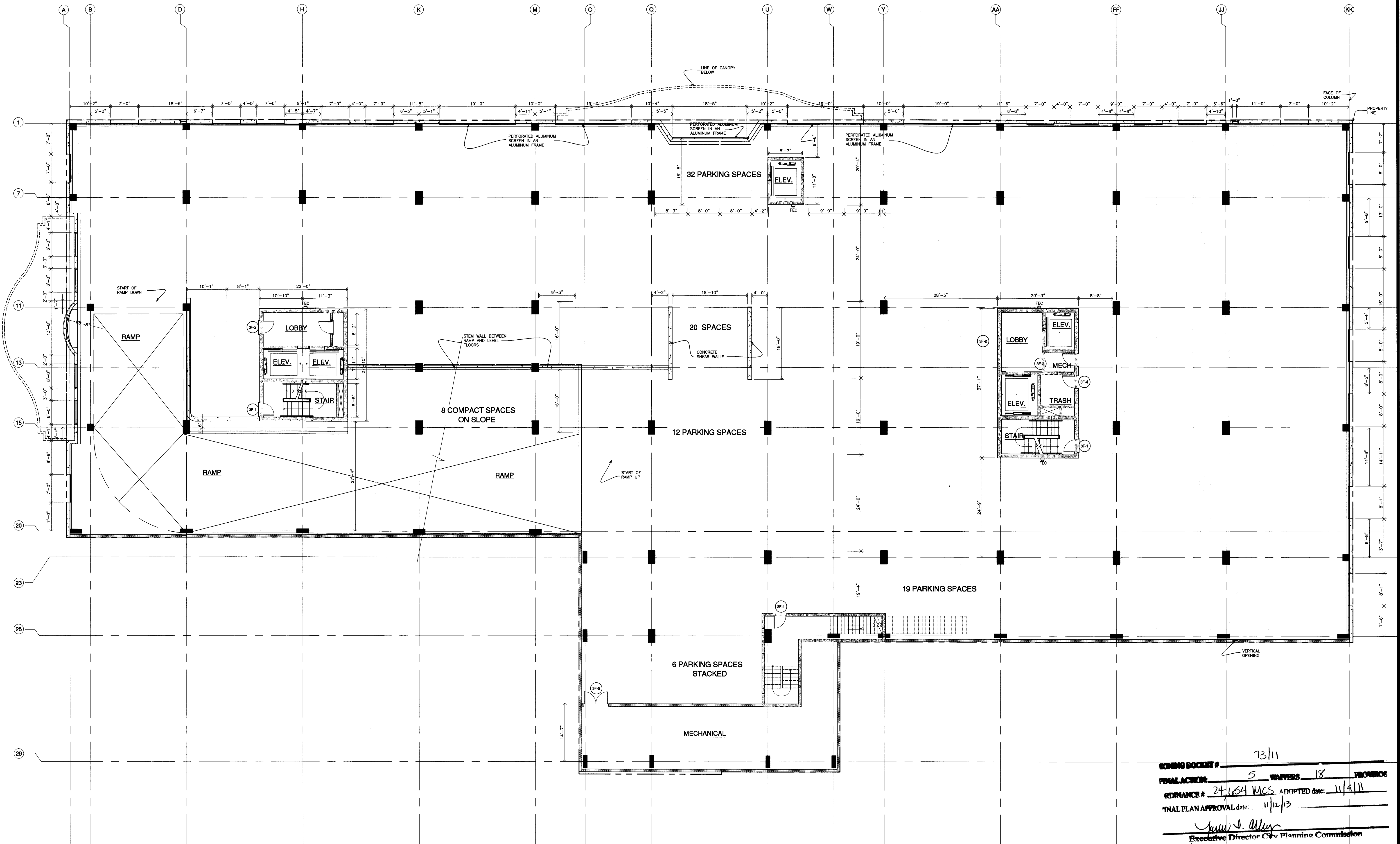
MASTERED APPRENTICES

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[illegible]

FLOOR PLAN
HANDICAP PARKING
PROJECT#: 0827
PHASE: DD
DRAFTER: VICTOR RINCON
CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2013

SHEET#
A1.3
6 OF 34



PROVISO #12
PARKING LEVEL
DEDICATED TO
EVENT

91 PARKING SPACES
6 STACKED SPACES
97 TOTAL SPACES

2HR. RATED FIRE PARTITION

1HR. RATED FIRE PARTITION

73/11

SCHEMATIC DOCKET # _____

FINAL ACTION: 5 **WAVERS** 18 **PROVIDES**

ORDINANCE # 24,164 MCS **ADOPTED date:** 11/9/11

FINAL PLAN APPROVAL date: 11/12/13

James D. Allen
Executive Director City Planning Commission
Daphne

NOTARIAL ARCHIVES OF ORLEANS PARISH
NA # 2013-43126 DT 11/12/13
TYPE: CONDUSE FEE: \$700.00 PG: 2

FINAL DESIGN DOCUMENTS (10-15-2013)

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**FLOOR PLAN
PARKING 4-6**

PROJECT#: **0827**

PHASE: DD

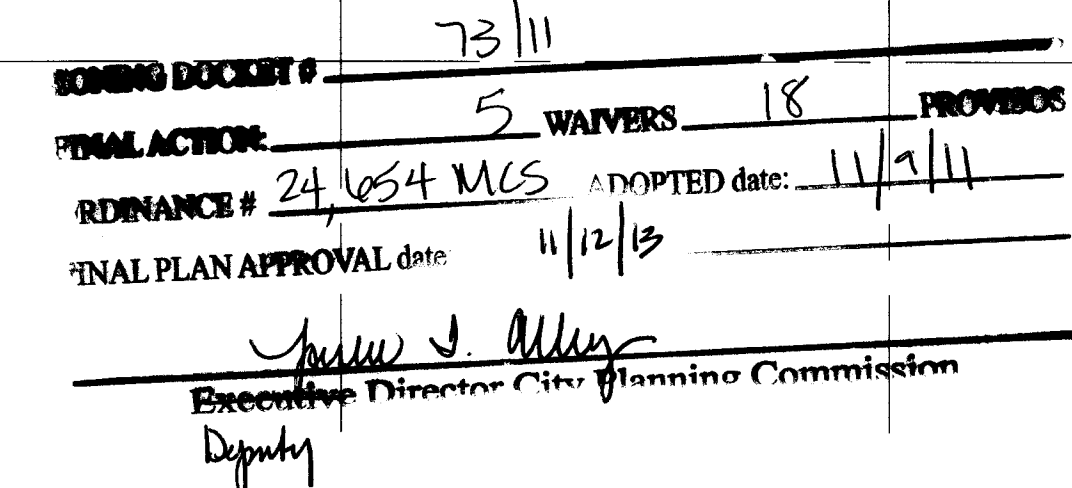
DRAFTER: VICTOR RINCO

CHECKER: HANK SMITH

SCALE: AS NOTED

ISSUED: **10/15/2013**

SHEET#
A1.3.1
1 OF 34

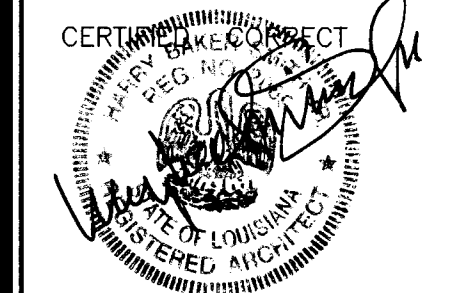


NOTARIAL ARCHIVES OF ORLEANS PARISH
NA # 2013-43126 DT 11/12/13
TYPE: CONDUSE FEE: \$700.00 PG: 2



1031 CANAL STREET

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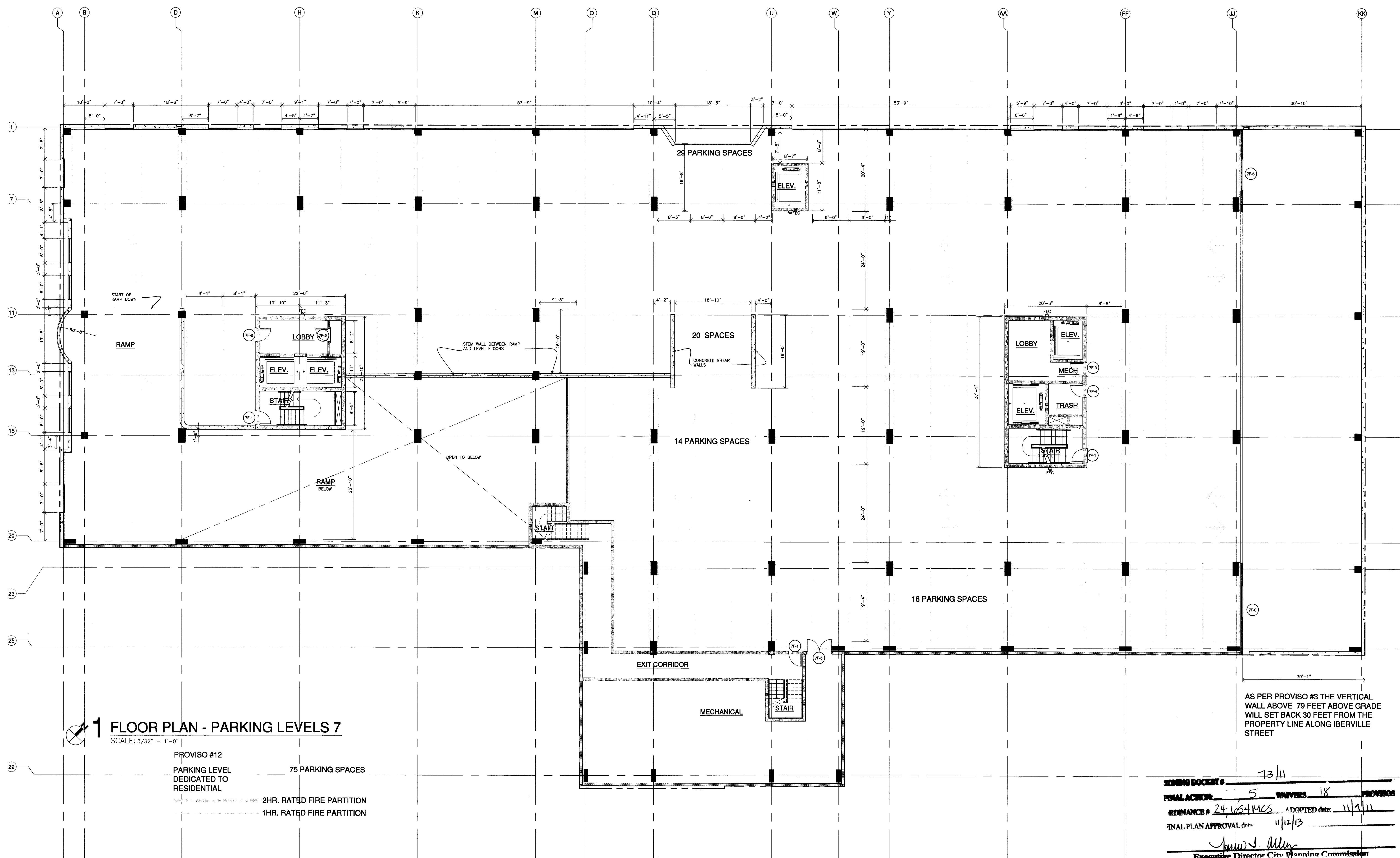
FLOOR PLAN
PARKING 7 DOG WALK

PROJECT#: 0827
PHASE: DD

DRAFTER: VICTOR RINCON
CHECKER: HANK SMITH

SCALE: AS NOTED
ISSUED: 10/15/2013

SHEET#
A1.3.2
8 OF 34



AS PER PROVISIO #3 THE VERTICAL
WALL ABOVE 79 FEET ABOVE GRADE
WILL SET BACK 30 FEET FROM THE
PROPERTY LINE ALONG IBERVILLE
STREET

SCHEMATIC BOOKLET # 73/11
FINAL ACTION: 5 WAIVERS 18 PROVIDED
ORDINANCE # 24, 1654 MCS ADOPTED date: 11/9/11
FINAL PLAN APPROVAL date: 11/12/13

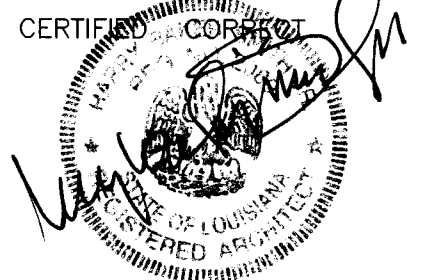
James J. Allen
Executive Director City Planning Commission
Deputy

NOTARIAL ARCHIVES OF ORLEANS PARIS
NA # 2013-43126 DT 11/12/13
TYPE: CONDUSE FEE: \$700.00 PG: 2



1031 CANAL STREET
NEW ORLEANS, LOUISIANA

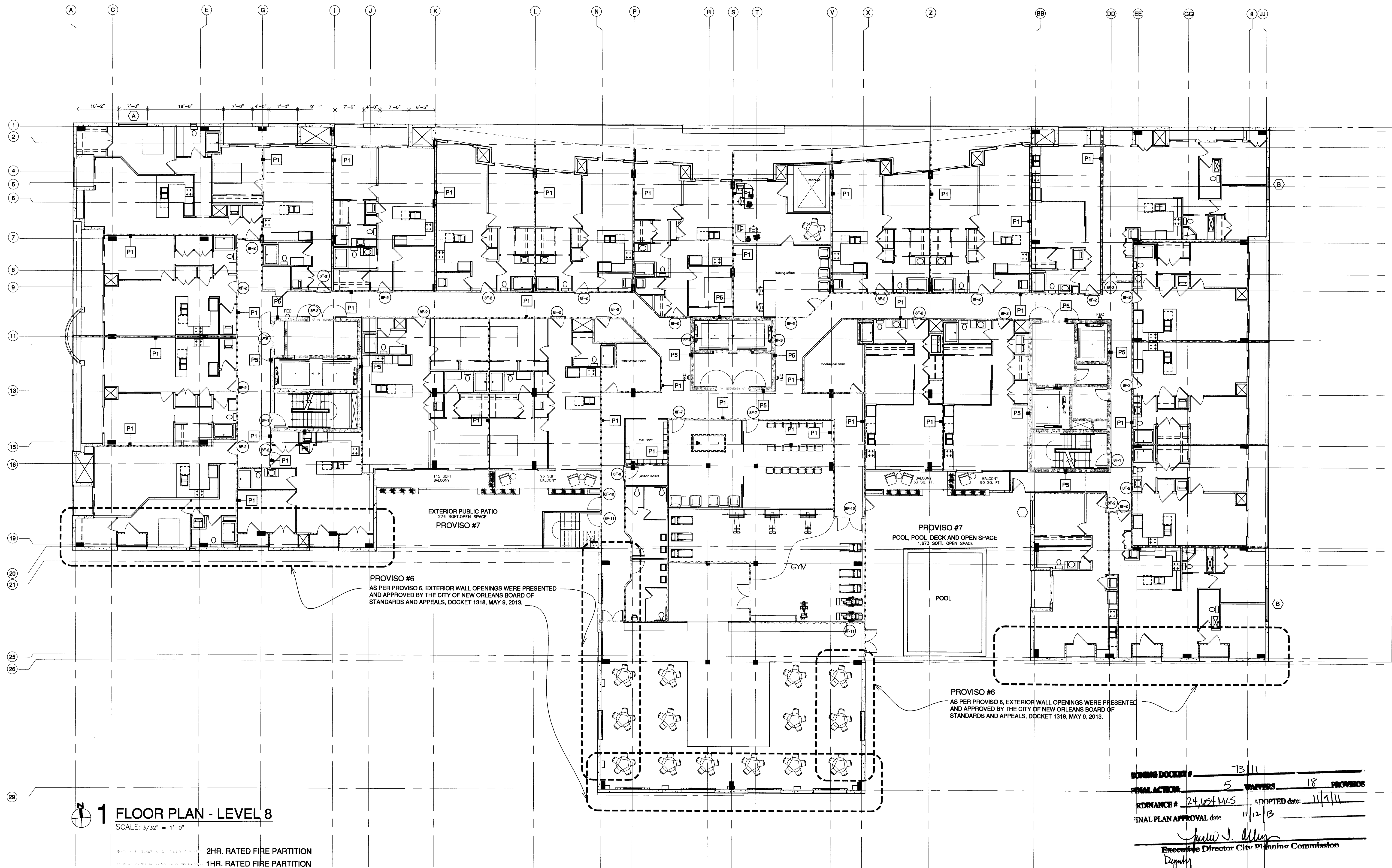
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REVISION HISTORY		
NO.	DATE	DESCRIPTION

FLOOR PLAN 8TH FLOOR RESIDENTIAL
PROJECT#: 0827
PHASE: DD
DRAFTER: VICTOR RINCON
CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2013
SHEET#
A1.4
of 24



SYSTEMS DOCKET # 73/11
FINAL ACTION: 5 WAIVERS 18 PROVISOS
ORDINANCE # 24,654 MCS ADOPTED date: 11/9/11
FINAL PLAN APPROVAL date: 11/12/13
James J. Allen
Executive Director City Planning Commission

NOTARIAL ARCHIVES OF ORLEANS PARISH
NO. 9 2013-43126 DT 11/12/13
TYPE: CONDUSE FEE: \$700.00 PG. 2



1031 CANAL STREET

NEW ORLEANS, LOUISIANA

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REVISION HISTORY		
NO.	DATE	DESCRIPTION

FLOOR PLAN
FLOOR 9-12

PROJECT#: 0827

PHASE: DD

DRAFTER: VICTOR RINCON

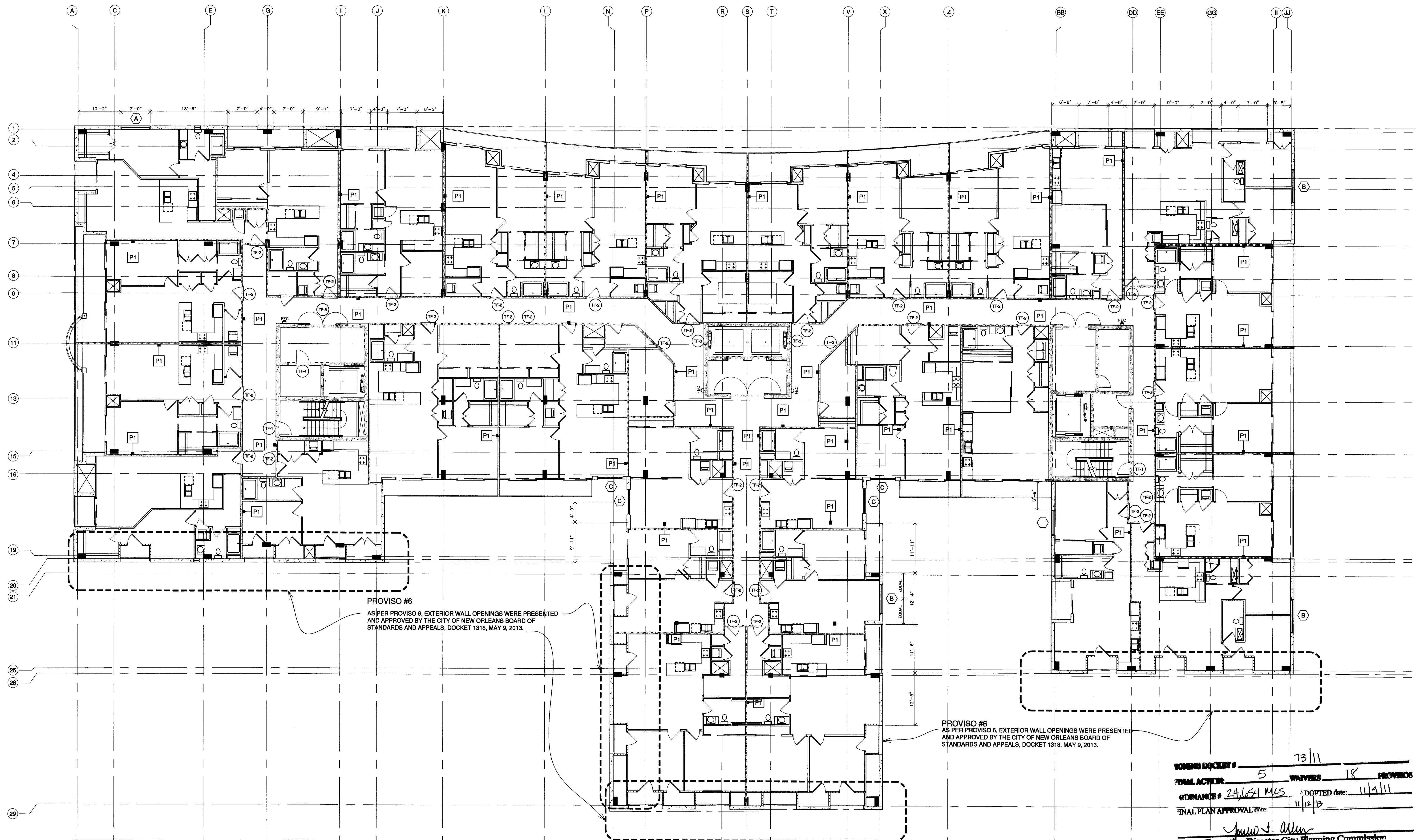
CHECKER: HANK SMITH

SCALE: AS NOTED

ISSUED: 10/15/2013

SHEET#

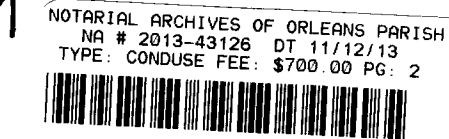
A1.4.1
10 OF 34



PROVISO #6
AS PER PROVISO 6, EXTERIOR WALL OPENINGS WERE PRESENTED
AND APPROVED BY THE CITY OF NEW ORLEANS BOARD OF
STANDARDS AND APPEALS, DOCKET 1318, MAY 9, 2013.

PROVISO #6
AS PER PROVISO 6, EXTERIOR WALL OPENINGS WERE PRESENTED
AND APPROVED BY THE CITY OF NEW ORLEANS BOARD OF
STANDARDS AND APPEALS, DOCKET 1318, MAY 9, 2013.

SUBMITTAL DOCKET # 7311
TOTAL ACTION 5 WAIVERS 18 PROVISIONS
ORDINANCE # 24,654 MCS ADOPTED date: 11/9/11
FINAL PLAN APPROVAL date: 11/12/13
James J. Allen
Executive Director City Planning Commission
Dignity



1 FLOOR PLAN - LEVELS 9-12

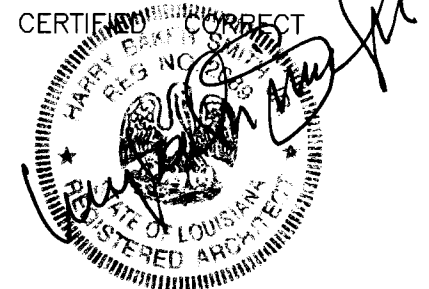
SCALE: 3/32" = 1'-0"

5 FLOORS: 33 UNITS PER FLOOR 33 UNITS x 5 = 165 UNITS
AREA PER FLOOR: 33,360 SQFT. x 5 = 166,800 SQFT

2HR. RATED FIRE PARTITION
1HR. RATED FIRE PARTITION

1031 CANAL STREET
 NEW ORLEANS, LOUISIANA

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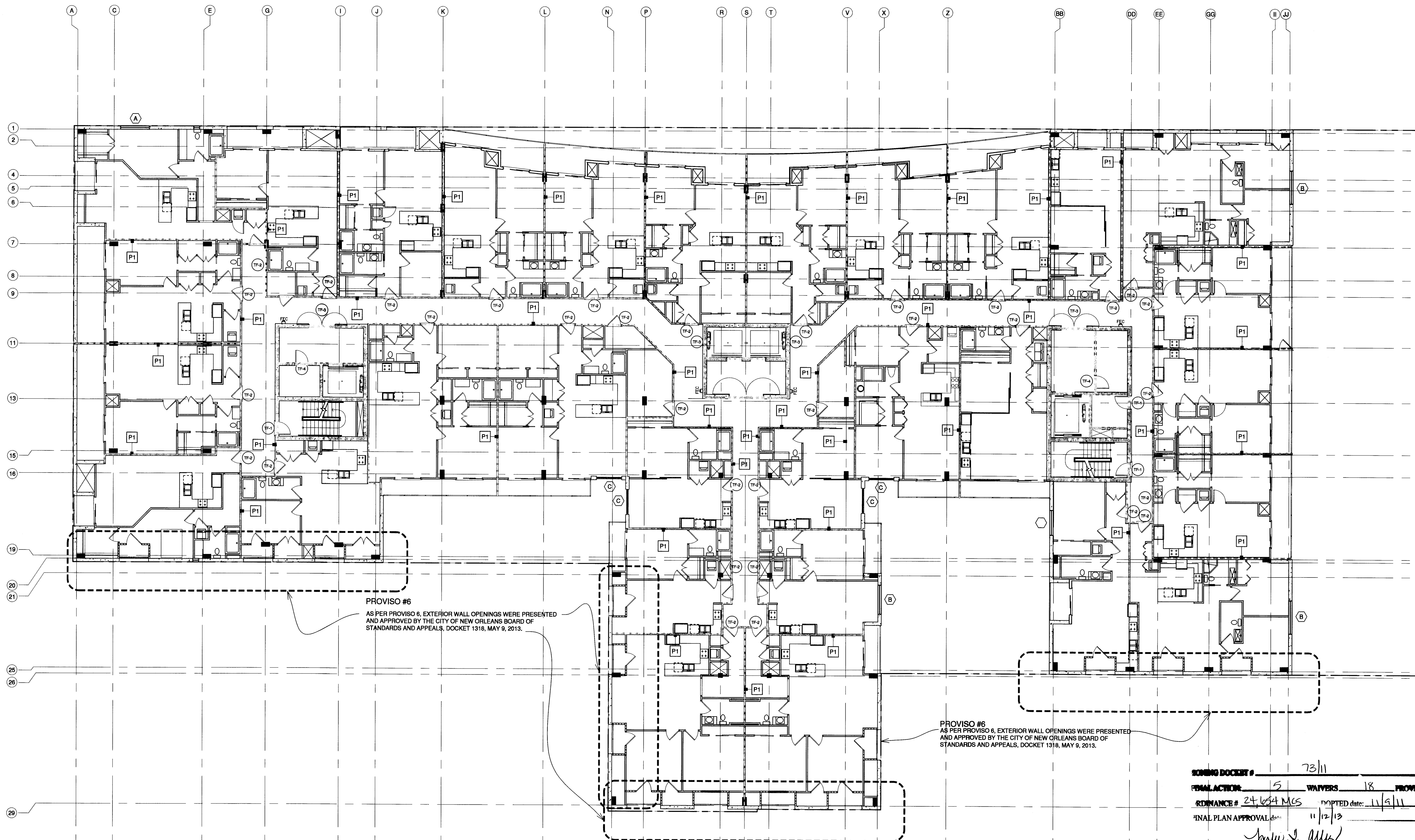


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REVISION HISTORY		
NO.	NAME	DATE

FLOOR PLAN
FLOOR 13
 PROJECT#: 0827
 PHASE: DD
 DRAFTER: VICTOR RINCON
 CHECKER: HANK SMITH
 SCALE: AS NOTED
 ISSUED: 10/15/2013
 SHEET#

A1.4.1-A
 11 OF 24



PROVISO #6
 AS PER PROVISO 6, EXTERIOR WALL OPENINGS WERE PRESENTED AND APPROVED BY THE CITY OF NEW ORLEANS BOARD OF STANDARDS AND APPEALS, DOCKET 1318, MAY 9, 2013.

PROVISO #6
 AS PER PROVISO 6, EXTERIOR WALL OPENINGS WERE PRESENTED AND APPROVED BY THE CITY OF NEW ORLEANS BOARD OF STANDARDS AND APPEALS, DOCKET 1318, MAY 9, 2013.

REVISION DOCKET # 7311
FINAL ACTION 15 **WAVERS** 18 **PROVISO**
ROMANCE # 24,654 MGS **NOTED date:** 11/9/11
FINAL PLAN APPROVAL date: 11/12/13
Janet J. Alley
 Executive Director City Planning Commission
 Deputy

NOTARIAL ARCHIVES OF ORLEANS PARISH
 NO. P. 2013-43126 DT 11/12/13
 TYPE: CONDUSE FEE \$700.00 PG. 2



1 FLOOR PLAN - LEVELS -13
 SCALE: 3/32" = 1'-0"

5 FLOORS: 33 UNITS PER FLOOR 33 UNITS x 5 = 165 UNITS
 AREA PER FLOOR: 33,360 SQFT. x 5 = 166,800 SQFT

2HR. RATED FIRE PARTITION
 1HR. RATED FIRE PARTITION

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FLOOR PLAN 14
RESIDENTIAL, COMMON
GYM, POOL
PROJECT# 0827

PHASE: DD

DRAFTER: VICTOR RINCON

CHECKER: HANK SMITH

SCALE: AS NOTED

ISSUED: 10/15/2013

SHEET#

SHEET #
A1.4.2
12 OF 34



1031 CANAL STREET
NEW ORLEANS, LOUISIANA

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS, AND I AM NOT PROVIDING CONTRACT ADMINISTRATION.



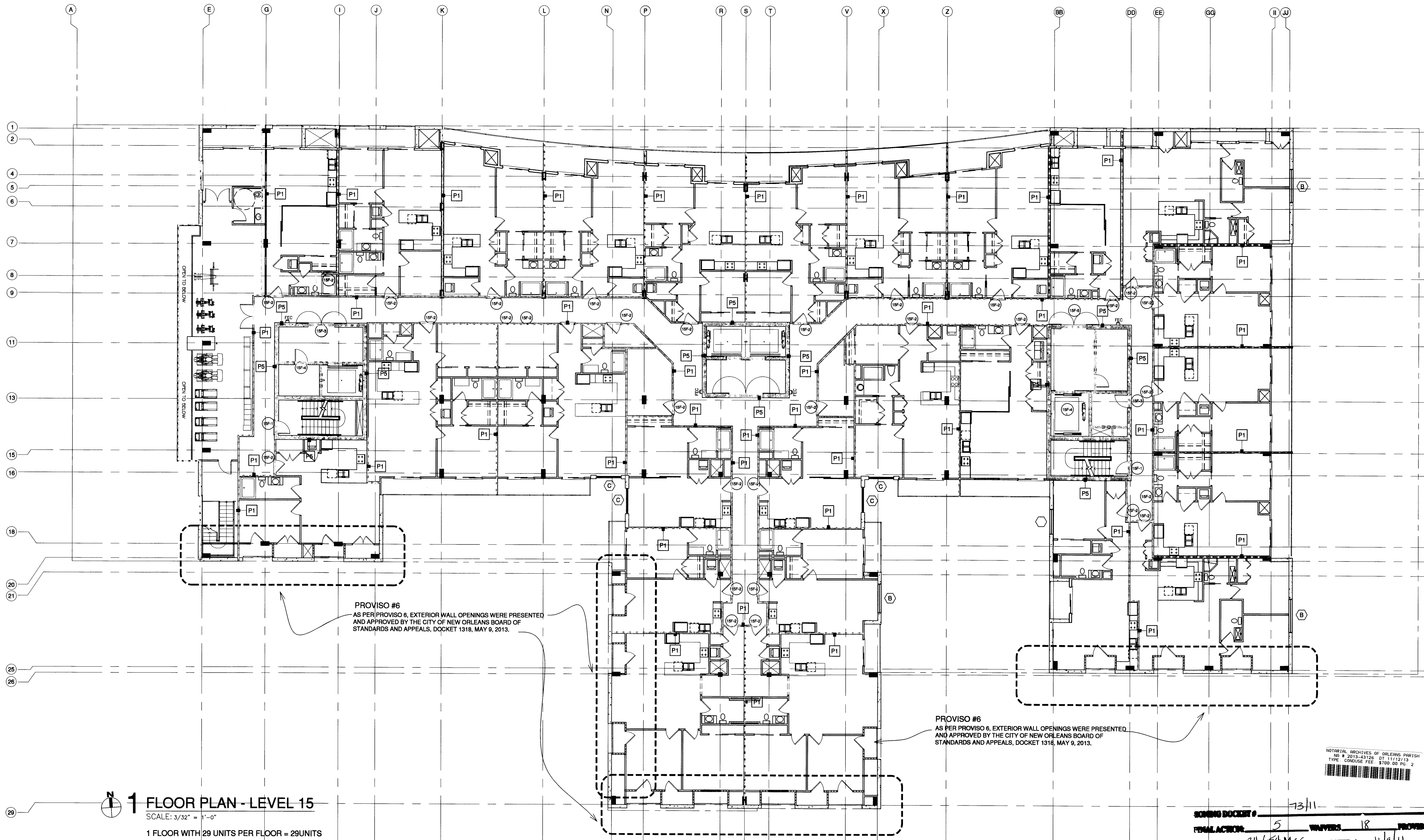
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REVISION HISTORY			
NO.	NAME	DATE	DESCRIPTION

PROJECT# 0827
PHASE: DD
DRAFTER: VICTOR RINCON
CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2013
SHEET#
A1.4.3
13 of 24

NOTARIAL ARCHIVES OF ORLEANS PARISH
NO. 2013-43129 DT 11/12/13
TYPE: CONDUITE FEE: \$700.00 PG. 2

SOILING DOCKET # 73/11
FINAL ACTION 5 WAIVERS 18 PROVISIONS
REFERENCE # 24,654 MCS ADOPTED DATE: 11/9/11
FINAL PLAN APPROVAL DATE: 11/12/13
James V. Allen
Executive Director City Planning Commission
Degen



PROVISO #6
AS PER PROVISO 6, EXTERIOR WALL OPENINGS WERE PRESENTED
AND APPROVED BY THE CITY OF NEW ORLEANS BOARD OF
STANDARDS AND APPEALS, DOCKET 1318, MAY 9, 2013.

PROVISO #6
AS PER PROVISO 6, EXTERIOR WALL OPENINGS WERE PRESENTED
AND APPROVED BY THE CITY OF NEW ORLEANS BOARD OF
STANDARDS AND APPEALS, DOCKET 1318, MAY 9, 2013.

1 FLOOR PLAN - LEVEL 15
SCALE: 3/32" = 1'-0"

1 FLOOR WITH 29 UNITS PER FLOOR = 29 UNITS
AREA PER FLOOR 29,806 SQFT.

2HR. RATED FIRE PARTITION
1HR. RATED FIRE PARTITION

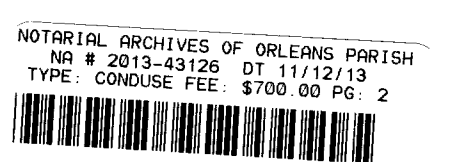
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REVISION HISTORY	
NO.	DESCRIPTION
1	NAME
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FLOOR PLAN 17
PENTHOUSES
PROJECT#: 0827
PHASE: DD
DRAFTER: VICTOR RINCON
CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2013
SHEET#
A1.4.4
14 OF 34



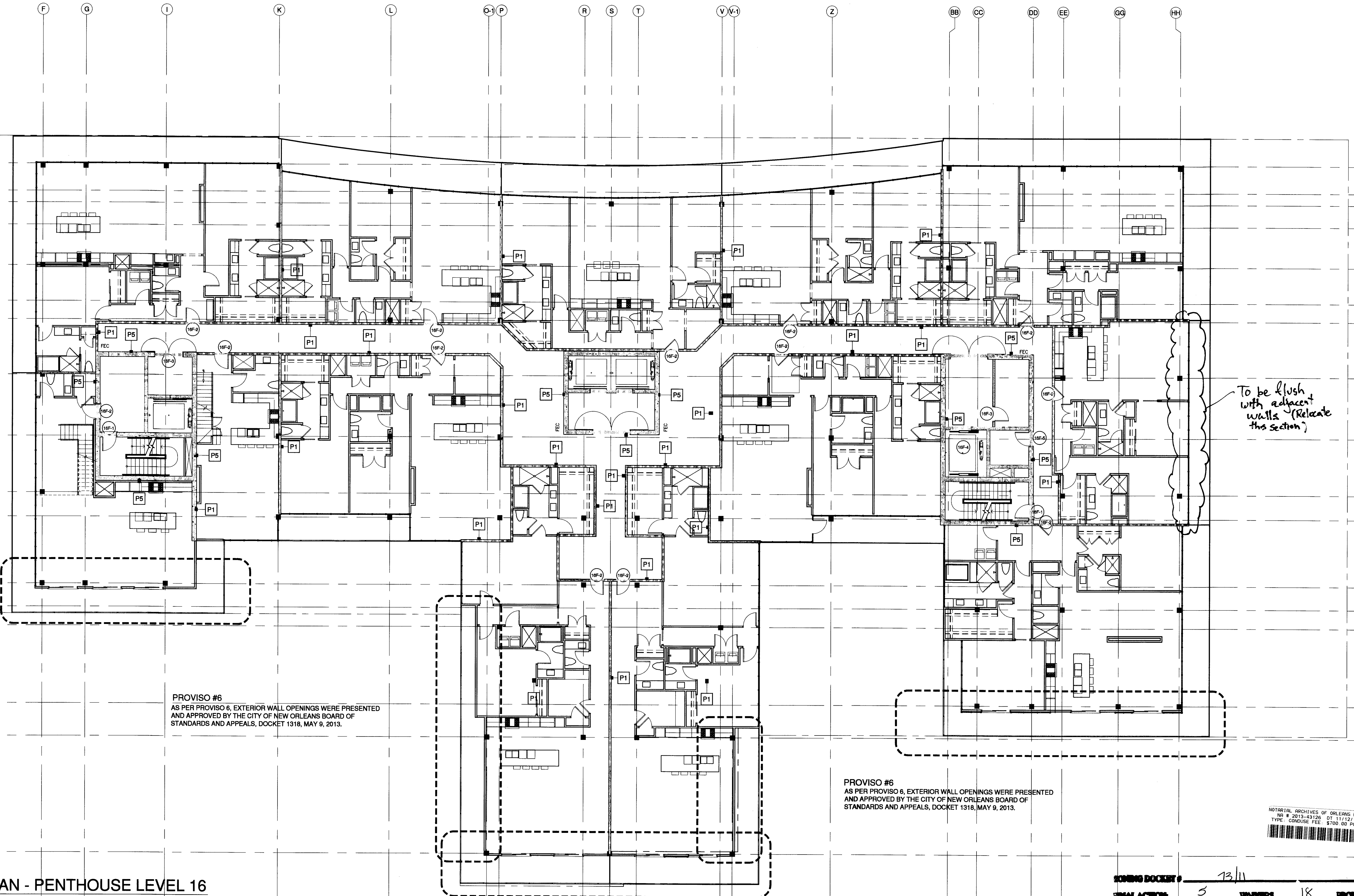
REVISION DOCKET # 13/11
FINAL ACTION 5 W/REV 18 PROVISIONS
ORDINANCE # 24,654 MCS ADOPTED date: 11/9/11
FINAL PLAN APPROVAL date: 11/12/13
Victor J. Rincon
Executive Director City Planning Commission
Drafter



PROVISO #6
AS PER PROVISO 6, EXTERIOR WALL OPENINGS WERE PRESENTED
AND APPROVED BY THE CITY OF NEW ORLEANS BOARD OF
STANDARDS AND APPEALS, DOCKET 1318, MAY 9, 2013.

PROVISO #6
AS PER PROVISO 6, EXTERIOR WALL OPENINGS WERE PRESENTED
AND APPROVED BY THE CITY OF NEW ORLEANS BOARD OF
STANDARDS AND APPEALS, DOCKET 1318, MAY 9, 2013.

To be flush
with adjacent
walls (Relocate
this section)



1 FLOOR PLAN - PENTHOUSE LEVEL 16

SCALE: 3/32" = 1'-0"
2 FLOORS WITH 14 UNITS PER FLOOR = 28 UNITS
AREA PER FLOOR 24,420 SQFT. X 2 = 48,840 SQFT
2HR. RATED FIRE PARTITION
1HR. RATED FIRE PARTITION

1031 CANAL STREET
 NEW ORLEANS, LOUISIANA

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM NOT PROVIDING CONTRACT ADMINISTRATION.



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REVISION HISTORY			
NO.	DATE	NAME	DESCRIPTION

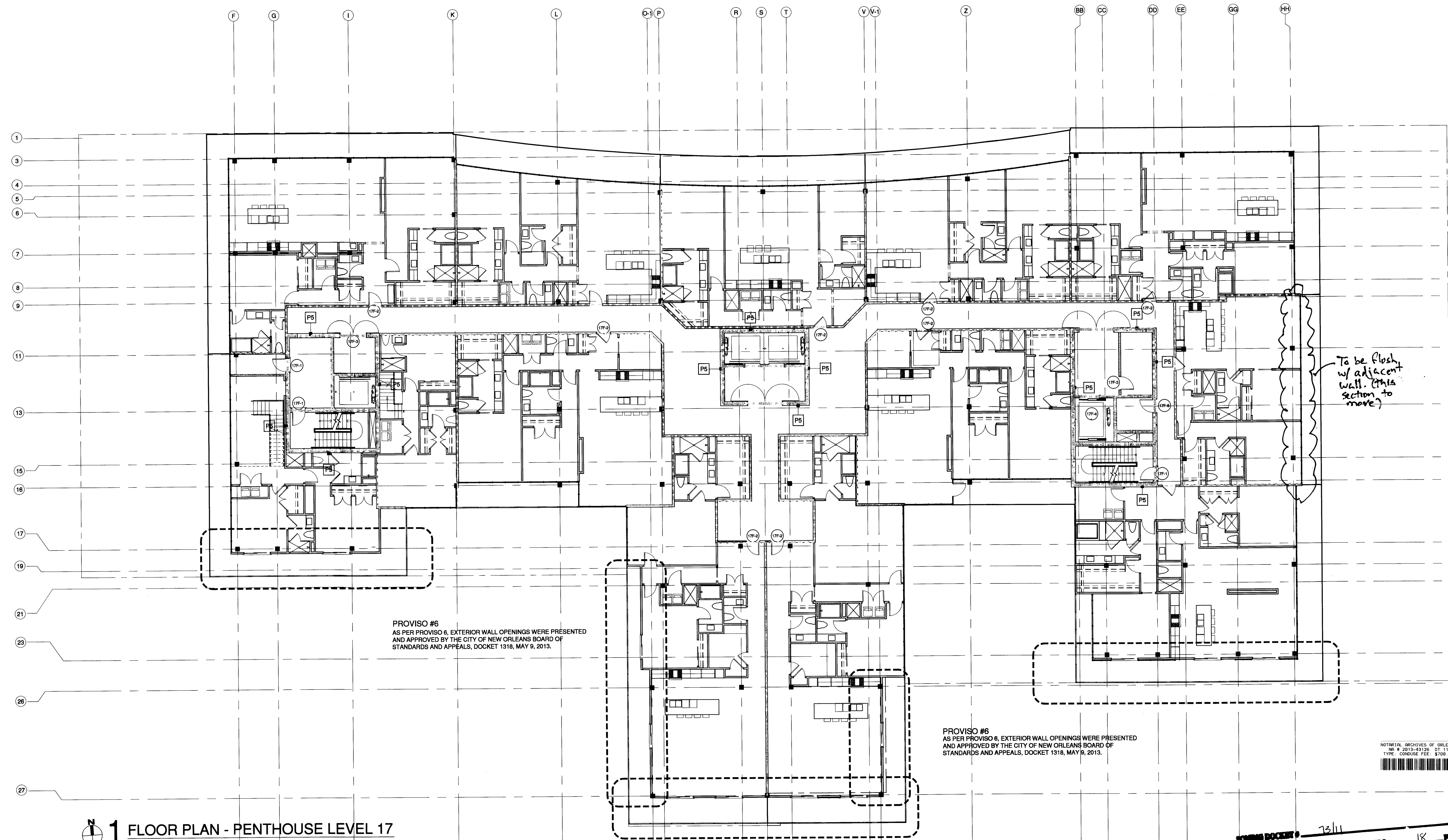
FLOOR PLAN 17 PENTHOUSES
 PROJECT#: 0827
 PHASE: DD
 DRAFTER: VICTOR RINCON
 CHECKER: HANK SMITH
 SCALE: AS NOTED
 ISSUED: 10/15/2013

SHEET#
A1.4.5
 13 OF 24



JOINT DOKET # 73111
 FINAL ACTION # 5 WAIVERS 18 PROVISIONS
 ORDINANCE # 24164 MCS ADOPTED date: 11/11/11
 FINAL PLAN APPROVAL date: 11/12/13
 Executive Director City Planning Commission
 Deputy

FINAL DESIGN DOCUMENTS (10-15-2013)

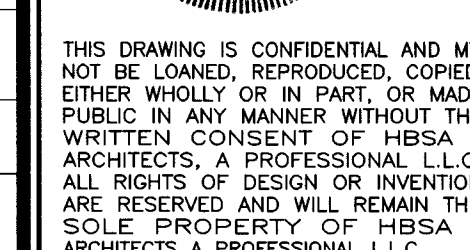


PROVISO #6
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 AS PER PROVISO 6, EXTERIOR WALL OPENINGS WERE PRESENTED AND APPROVED BY THE CITY OF NEW ORLEANS BOARD OF STANDARDS AND APPEALS, DOCKET 1318, MAY 9, 2013.

1 FLOOR PLAN - PENTHOUSE LEVEL 17
 SCALE: 3/32" = 1'-0"
 2 FLOORS WITH 14 UNITS PER FLOOR = 28 UNITS
 AREA PER FLOOR 24,420 SQFT. X 2 = 48,840 SQFT
 2HR. RATED FIRE PARTITION
 1HR. RATED FIRE PARTITION

CERTIFIED CORRECT



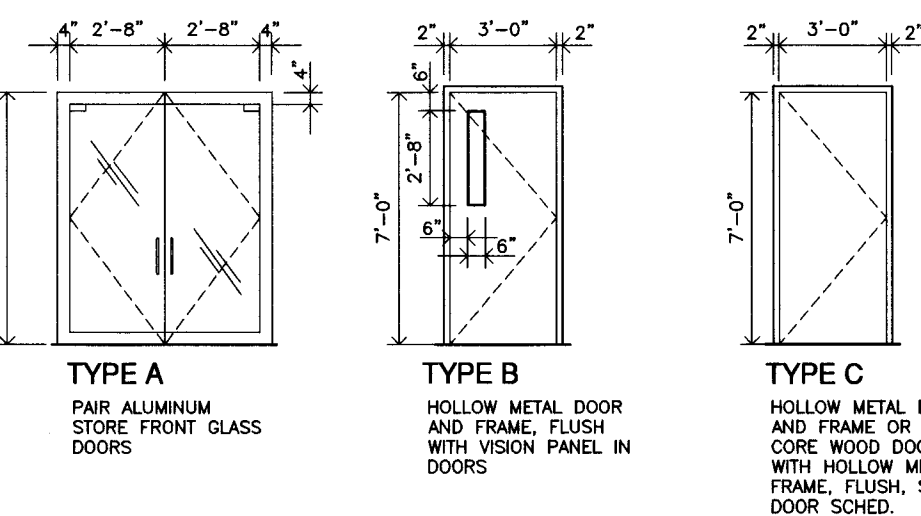
ROOF PLAN

SHEET#

AI

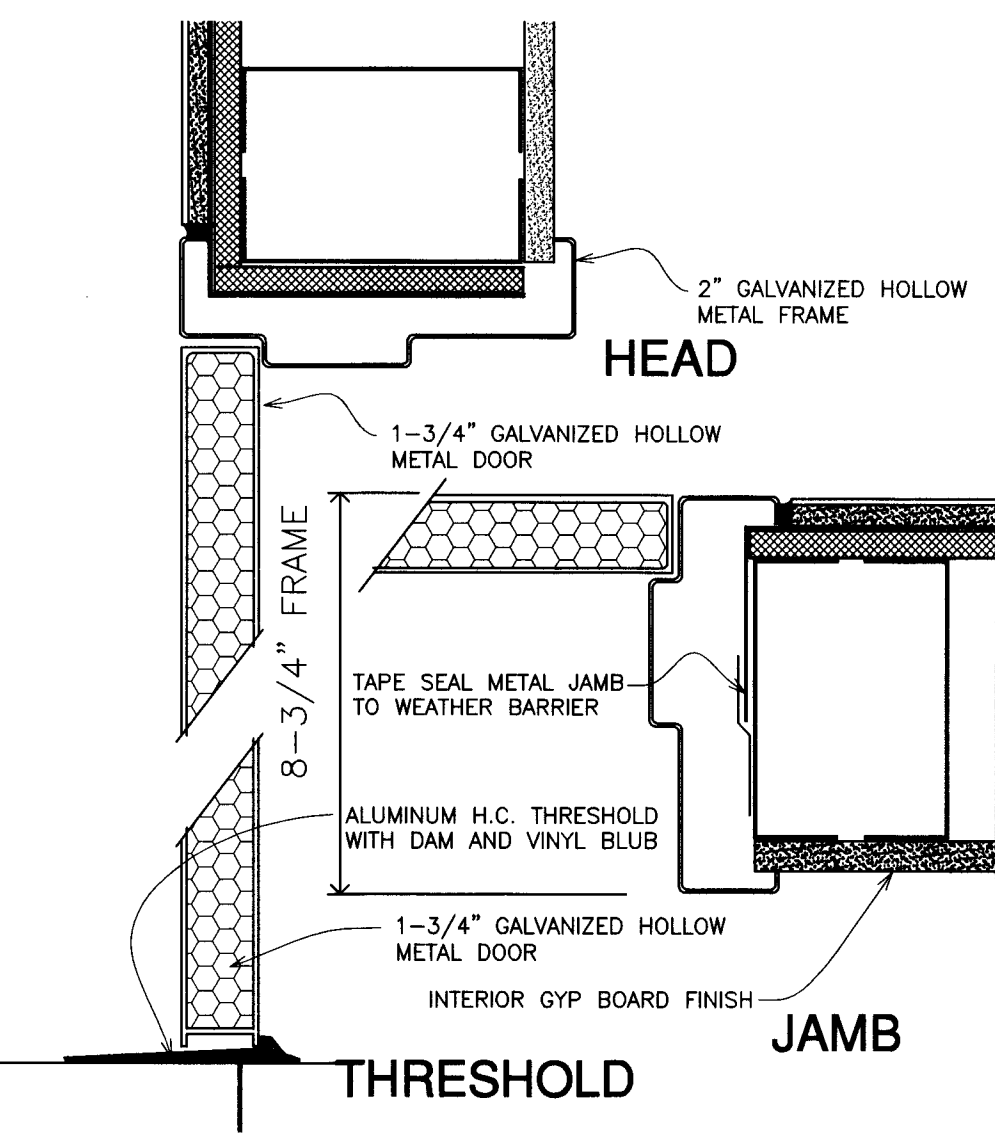
OPENING SCHEDULE

MARK	LOCATION	WIDTH	HEIGHT	# OF LEAVES	FRAME	DOOR MATERIAL	DOOR TYPE	HARDWARE SET	FIRE RATING	REMARKS
GROUND FLOOR										
GF-1	ELEVATOR LOBBY/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
GF-2	ELEVATOR LOBBY/JANITORIAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		1HR.	--
GF-3	SIDEWALK/RETAIL	3'-0"	7'-0"	2	ALUM	AL/GL- 1 3/4"	A		1HR.	--
GF-4	SIDEWALK/ELEVATOR LOBBY	3'-0"	7'-0"	1	ALUM	AL/GL- 1 3/4"	A		1HR.	--
GF-5	SIDEWALK/RECEIVING	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		1HR.	--
GF-6	LOADING/RECEIVING	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		1HR.	--
2ND FLOOR - PARKING										
2F-1	PARKING/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
2F-2	PARKING/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
2F-3	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
2F-4	PARKING/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
2F-5	PARKING/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
3RD FLOOR - PARKING										
3F-1	PARKING/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
3F-2	PARKING/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
3F-3	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
3F-4	PARKING/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
3F-5	PARKING/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
FLOORS 4-6 - TYPICAL PARKING										
TP-1	PARKING/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
TP-2	PARKING/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
TP-3	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
TP-4	PARKING/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
TP-5	PARKING/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
7TH FLOOR - PARKING										
7F-1	PARKING/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
7F-2	PARKING/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
7F-3	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
7F-4	PARKING/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
7F-5	PARKING/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
7F-6	PARKING/DOG WALK				HM	HM- 1 3/4"	C		1HR.	--
8TH FLOOR - GYM, POOL, RESIDENTIAL										
8F-1	CORRIDOR/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
8F-2	CORRIDOR/RESIDENTIAL UNIT	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		1HR.	--
8F-3	CORRIDOR/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
8F-4	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
8F-5	CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
8F-6	CORRIDOR/STORAGE	3'-0"	7'-0"	1	HM				1HR.	--
8F-7	CORRIDOR/OFFICES	3'-0"	7'-0"	1	HM				1HR.	--
8F-8	CORRIDOR/THEATER	3'-0"	7'-0"	1	HM				1HR.	--
8F-9	CORRIDOR/OUTDOOR POOL	3'-0"	7'-0"	2	HM				1HR.	--
8F-10	CORRIDOR/OUTDOOR PATIO	3'-0"	7'-0"	1	HM				1HR.	--
8F-11	CORRIDOR/GYM	3'-0"	7'-0"	2	HM				1HR.	--
FLOORS 9-13 - TYPICAL RESIDENTIAL										
TF-1	CORRIDOR/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
TF-2	CORRIDOR/RESIDENTIAL UNIT	3'-0"	7'-0"	1	HM	WD- 1 3/4"	C		1HR.	--
TF-3	CORRIDOR/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
TF-4	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
TF-5	CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
14TH FLOOR - RESIDENTIAL										
14F-1	CORRIDOR/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
14F-2	CORRIDOR/RESIDENTIAL UNIT	3'-0"	7'-0"	1	HM	WD- 1 3/4"	C		1HR.	--
14F-3	CORRIDOR/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
14F-4	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
14F-5	CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
15TH FLOOR - RESIDENTIAL										
15F-1	CORRIDOR/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
15F-2	CORRIDOR/RESIDENTIAL UNIT	3'-0"	7'-0"	1	HM	WD- 1 3/4"	C		1HR.	--
15F-3	CORRIDOR/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
15F-4	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
15F-5	CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
16TH FLOOR - PENTHOUSES										
16F-1	CORRIDOR/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
16F-2	CORRIDOR/RESIDENTIAL UNIT	3'-0"	7'-0"	1	HM	WD- 1 3/4"	C		1HR.	--
16F-3	CORRIDOR/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
16F-4	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
16F-5	CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
17TH FLOOR - PENTHOUSES										
17F-1	CORRIDOR/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.
17F-2	CORRIDOR/RESIDENTIAL UNIT	3'-0"	7'-0"	1	HM	WD- 1 3/4"	C		1HR.	--
17F-3	CORRIDOR/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	C		1HR.	--
17F-4	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
17F-5	CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		SOMIN.	--
ROOF										
R-1	ROOF/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	B		2HR.	SAFETY GLAZING IN VISION PANEL.



WINDOW SCHEDULE

MARK	SIZE	TYPE	FRAME	GLAZING	RATING	REMARKS
TYPICAL FLOOR						
A	7870	ALUM/FIXED	AL	1" INSUL GLASS	--	--
B	7880	ALUM/FIXED	AL	1" INSUL GLASS	--	--
C	64610	ALUM/FIXED	AL	1" INSUL GLASS	--	--



EXTERIOR H.M. DOOR DETAILS

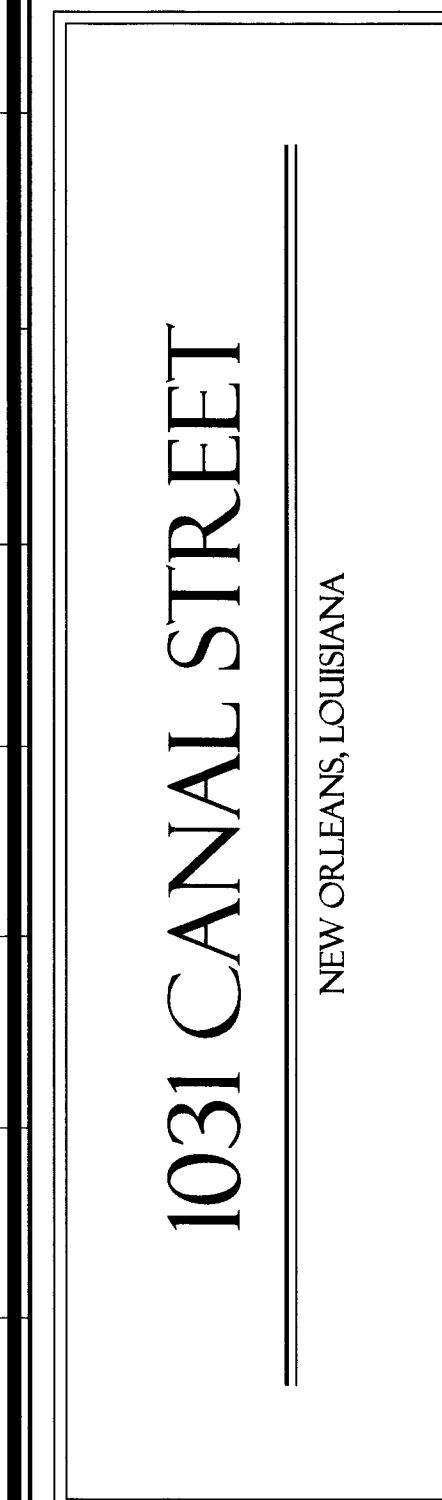
HARDWARE SET TYPES

<u>HW SET: 11</u>						<u>HW SET: 24</u>					
3	EA	HINGE	BB81 4.5 x 4.5	260	PBB	3	EA	HINGES	BB51 4.5 x 4.5 NRP	320	PBB
1	EA	LOCK	CL3357 PZD	260	COR	1	EA	LOCK	CL3357 PZD	260	COR
1	EA	CLOSER	8500	689	NOR	1	EA	CLOSER/STOP	CLP 8500	689	NOR
1	SET	SEALS	5050B	BR	NGP	1	EA	THRESHOLD	613	ALUM	NGP
1	EA	WALL STOP	407	320	ROC	1	EA	SWEEP	198NA	ALUM	NGP
<u>HW SET: 12</u>						<u>HW SET: 25</u>					
3	EA	HINGES	BB81 4.5 x 4.5	260	PBB	3	EA	HINGES	BB51 4.5 x 4.5	320	PBB
1	EA	LOCK	CL3357 PZD	260	COR	1	EA	LOCK	CL3357 PZD	260	COR
1	EA	CLOSER	8500	689	NOR	1	EA	CLOSER	8500	689	NOR
1	EA	WALL STOP	407	320	ROC	1	EA	THRESHOLD	513-3"	ALUM	NGP
<u>HW SET: 13</u>						<u>HW SET: 26</u>					
3	EA	HINGE	BB81 4.5 x 4.5	260	PBB	3	EA	HINGE	4.5 x 4.5 NRP	630	PBB
1	EA	PASSAGE	CL3310 PZD	260	COR	1	EA	LOCK	CL3357 PZD	260	COR
1	EA	CLOSER	8500	689	NOR	1	EA	THRESHOLD	613	ALUM	NGP
1	SET	SEALS	5050B	BR	NGP	1	EA	SHOE/SWEEP	318AV-3"	ALUM	NGP
1	EA	WALL STOP	407 MS	320	ROC	1	EA	DRIIP CAP	16A-40"	ALUM	NGP
1	EA	KICK	6" x 2" LDW 3BE	320	ROC	1	SET	SEALS	5050B	BR	NGP
<u>HW SET: 14</u>						<u>HW SET: 27</u>					
6	EA	HINGE	BB81 4.5 x 4.5	260	PBB	3	EA	HINGE	BB51 4.5 x 4.5	320	PBB
2	EA	PULL	102 x 70B	320	ROC	1	EA	LOCK	CL3357 PZD	260	COR
2	EA	PUSH	70B	320	ROC	1	EA	CLOSER	8500	689	NOR
2	EA	CLOSER/HOLD OPEN	8500H	689	NOR	1	EA	THRESHOLD	613	ALUM	NGP
2	EA	KICK	6" x 2" LDW 3BE	320	ROC	1	EA	SWEEP	198NA	ALUM	NGP
<u>HW SET: 15</u>						<u>HW SET: 28</u>					
3	EA	HINGES	BY PREHUNG	260		3	EA	HINGES	BB51 4.5 x 4.5	320	PBB
1	EA	LOCK	CL3357 PZD	260	COR	1	EA	PRIVACY	CL3320 PZD	260	COR
1	EA	OVERHEAD STOP	GJ-450	260	GJ	1	EA	CLOSER	8500	689	NOR
<u>HW SET: 16</u>						<u>HW SET: 29</u>					
3	EA	HINGE	BB51 4.5 x 4.5 NRP	320	PBB	6	EA	HINGE	BB51 4.5 x 4.5 NRP	320	PBB
1	EA	POWER TRANSFER	EPT-10	260	VON	1	EA	LOCK	CL3357 PZD	260	COR
1	EA	EXIT DEVICE	99 ALK	320	VON	1	EA	CLOSER/STOP	CLP8500	689	NOR
1	EA	CLOSER/STOP	CLP8500	689	NOR	2	EA	FLUSHBOLT	555-12	ALUM	NGP
1	EA	THRESHOLD	613A	ALUM	NGP	1	EA	THRESHOLD	613	ALUM	NGP
1	EA	SHOE/SWEEP	318V-3"	ALUM	NGP	2	EA	SWEEP	198NA	ALUM	NGP
1	EA	DRIIP CAP	16A-40"	ALUM	NGP	1	EA	DRIIP CAP	16A-40"	ALUM	NGP
1	SET	SEALS	5050B	BR	NGP	1	SET	SEALS	5050B	BR	NGP
1	EA	KICK	6" x 2" LDW 3BE	320	ROC	1	EA	KICK	6" x 2" LDW 3BE	320	ROC
<u>HW SET: 17</u>						<u>HW SET: 30</u>					
2	EA	HINGE	BB51 4.5 x 4.5 NRP	320	PBB	6	EA	HINGE	BB51 4.5 x 4.5 NRP	320	PBB
1	EA	ELECTRIC HINGE	BB51 4.5 x 4.5 SS	320	PBB	1	EA	LOCK	CL3352 PZD	260	COR
1	EA	ACCESS CONTROL	ML20905 PSM	320	COR	1	EA	CLOSER/STOP	CLP8500	689	NOR
1	EA	CLOSER/STOP	CLP8500	689	NOR	2	EA	FLUSHBOLT	555-12	ALUM	NGP
1	EA	THRESHOLD	613A	ALUM	NGP	1	EA	THRESHOLD	613	ALUM	NGP
1	EA	SHOE/SWEEP	318V-3"	ALUM	NGP	2	EA	SWEEP/SHOE	318AV-3"	ALUM	NGP
1	EA	DRIIP CAP	16A-40"	ALUM	NGP	1	EA	DRIIP CAP	16A-76"	ALUM	NGP
1	SET	SEALS	5050B-17"	BR	NGP	1	SET	SEALS	5050B	BR	NGP
1	EA	KICK	6" x 2" LDW 3BE	320	ROC	<u>HW SET: 31</u>					
<u>HW SET: 18</u>						<u>HW SET: 32</u>					
3	EA	HINGE	BB51 4.5 x 4.5	320	PBB	6	EA	HINGE	BB51 4.5 x 4.5 NRP	320	PBB
1	EA	LOCK	CL3357 PZD	260	COR	1	EA	DOUBLE MAG LOCK	1512	260	SDC
1	EA	CLOSER	8500	689	NOR	2	EA	EXIT DEVICE	9927-L	320	VON
1	EA	THRESHOLD	613	ALUM	NGP	2	EA	MORTISE CYLINDER	1080-114	260	COR
1	EA	SWEEP	198NA	ALUM	NGP	2	EA	CLOSER/STOP	CLP8500	689	NOR
1	SET	SEALS	5050B	BR	NGP	1	EA	THRESHOLD	613	ALUM	NGP
1	EA	WALL STOP	407 MS	320	ROC	2	EA	AUTO DOOR BOTTOM	422N-3"	ALUM	NGP
1	EA	KICK	6" x 2" LDW 3BE	320	ROC	1	EA	DRIIP CAP	16A-76"	ALUM	NGP
<u>HW SET: 19</u>						<u>HW SET: 33</u>					
3	EA	HINGE	BB51 4.5 x 4.5	320	PBB	1	SET	SEALS	5050-20"	ALUM	NGP
1	EA	PASSAGE	CL3310 PZD	260	COR	2	EA	KICK	6" x 2" LDW 3BE	320	ROC
1	EA	CLOSER	8500	689	NOR	<u>HW SET: 34</u>					
1	EA	THRESHOLD	613	ALUM	NGP	<u>HW SET: 35</u>					
1	EA	SWEEP	198NA	ALUM	NGP	<u>HW SET: 36</u>					
1	SET	SEALS	5050B	BR	NGP	<u>HW SET: 37</u>					
1	EA	WALL STOP	407 MS	320	ROC	<u>HW SET: 38</u>					
1	EA	KICK	6" x 2" LDW 3BE	320	ROC	<u>HW SET: 39</u>					
<u>HW SET: 20</u>						<u>HW SET: 40</u>					
3	EA	HINGE	BB51 4.5 x 4.5 NRP	320	PBB	3	EA	HINGE	BB51 4.5 x 4.5	320	PBB
1	EA	EXIT DEVICE	99E0	320	VON	1	EA	LOCK	CL3355 PZD	260	COR
1	EA	CLOSER/STOP	CLP 8500	689	NOR	1	EA	CLOSER	P8500	689	NOR
1	EA	THRESHOLD	613	ALUM	NGP	1	EA	THRESHOLD	950	ALUM	NGP
1	EA	SWEEP	198NA	ALUM	NGP	1	EA	SHOE/SWEEP	318V-3"	ALUM	NGP
1	SET	SEALS	5050B	BR	NGP	1	EA	DRIIP CAP	16A-40"	ALUM	NGP
1	EA	WALL STOP	407 MS	320	ROC	1	SET	SEALS	5050B	BR	NGP
1	EA	KICK	6" x 2" LDW 3BE	320	ROC	1	EA	KICK	6" x 2" LDW 3BE	320	ROC
<u>HW SET: 21</u>						<u>HW SET: 41</u>					
3	EA	HINGE	BB81 4.5 x 4.5	320	PBB	3	EA	HINGES	BB51 4.5 x 4.5	320	PBB
1	EA	LOCK	CL3310 PZD	260	COR	1	EA	DOUBLEMAG LOCK	1512	260	SDC
1	EA	CLOSER	8500	689	NOR	1	EA	PULL	102 x 70B	320	ROC
1	EA	THRESHOLD	613	ALUM	NGP	2	EA	PUSH	70B	320	ROC
1	EA	SHOE/SWEEP	318V-3"	ALUM	NGP	2	EA	CLOSER	8500	689	NOR
1	EA	DRIIP CAP	16A-40"	ALUM	NGP	1	EA	THRESHOLD	613	ALUM	NGP
1	SET	SEALS	5050B	BR	NGP	2	EA	DOOR BOTTOM	422N-3"	ALUM	NGP
1	EA	KICK	6" x 2" LDW 3BE	320	ROC	2	EA	KICK	6" x 2" LDW 3BE	320	ROC
1	EA	WALL STOP	407 MS	320	ROC	2	EA	OVERHEAD STOP	GJ-450	260	GJ
<u>HW SET: 22</u>						<u>HW SET: 42</u>					
3	EA	HINGE	BB51 4.5 x 4.5	320	PBB	6	EA	HINGES	BB51 4.5 x 4.5	320	PBB
1	EA	LOCK	CL3355 PZD	260	COR	1	EA	DOUBLEMAG LOCK	1512	260	SDC
1	EA	CLOSER	P8500	689	NOR	1	EA	PULL	102 x 70B	320	ROC
1	EA	THRESHOLD	950	ALUM	NGP	2	EA	PUSH	70B	320	ROC
1	EA	DOOR BOTTOM	422N-3"	ALUM	NGP	2	EA	CLOSER	8500	689	NOR
1	EA	DRIIP CAP	16A-40"	ALUM	NGP	1	EA	THRESHOLD	613	ALUM	NGP
1	SET	SEALS	5050B	BR	NGP	2	EA	DOOR BOTTOM	422N-3"	ALUM	NGP
1	EA	KICK	6" x 2" LDW 3BE	320	ROC	2	EA	KICK	6" x 2" LDW 3BE	320	ROC
1	EA	WALL STOP	407	320	ROC	2	EA	OVERHEAD STOP	GJ-450	260	GJ
<u>HW SET: 23</u>						<u>HW SET: 43</u>					
6	EA	HINGES	BB51 4.5 x 4.5	320	PBB	3	EA	HINGE	BB51 4.5 x 4.5	320	PBB
1	EA	DOUBLEMAG LOCK	1512	260	SDC	1	EA	LOCK	CL3357 PZD	260	COR
1	EA	PULL	102 x 70B	320	ROC	1	EA	CLOSER	8500	689	NOR
2	EA	PUSH	70B	320	ROC	1	EA	THRESHOLD	613	ALUM	NGP
2	EA	CLOSER	8500	689	NOR	1	EA	SWEEP	198NA	ALUM	NGP
1	EA	THRESHOLD	613	ALUM	NGP	1	EA	SHOE/SWEEP	318AV-3"	ALUM	NGP
2	EA	DOOR BOTTOM	422N-3"	ALUM	NGP	1	EA	DRIIP CAP	16A-40"	ALUM	NGP
2	EA	KICK	6" x 2" LDW 3BE	320	ROC	1	SET	SEALS	5050B	BR	NGP
2	EA	OVERHEAD STOP	GJ-450	260	GJ	1	EA	KICK	6" x 2" LDW 3BE	320	ROC
<u>HW SET: 24</u>						<u>HW SET: 44</u>					
3	EA	HINGE	BB51 4.5 x 4.5	320	PBB	3	EA	HINGE	BB51 4.5 x 4.5	320	PBB
1	EA	LOCK	CL3357 PZD	260	COR	1	EA	LOCK	CL3357 PZD	260	COR
1	EA	CLOSER	8500	689	NOR	1	EA	CLOSER	8500	689	NOR
1	EA	THRESHOLD	613	ALUM	NGP	1	EA	THRESHOLD	513-3"	ALUM	NGP
1	EA	SWEEP	198NA	ALUM	NGP	1	EA	SWEEP	198NA	ALUM	NGP
1	EA	WALL STOP	407	320	ROC	1	EA	WALL STOP	407	320	ROC
<u>HW SET: 25</u>						<u>HW SET: 45</u>					
3	EA	HINGE	BB51 4.5 x 4.5	320	PBB	3	EA	HINGE	BB51 4.5 x 4.5	320	PBB
1	EA	LOCK	CL3357 PZD	260	COR	1	EA	LOCK	CL3357 PZD	260	COR
1	EA	CLOSER	8500	689	NOR	1	EA	CLOSER	8500	689	NOR
1	EA	THRESHOLD	613	ALUM	NGP	1	EA	THRESHOLD	513-3"	ALUM	NGP
1	EA	SWEEP	198NA	ALUM	NGP	1	EA	SWEEP	198NA	ALUM	NGP
1	EA	WALL STOP	407	320	ROC	1	EA	WALL STOP	407	320	ROC
<u>HW SET: 26</u>						<u>HW SET: 46</u>					
3	EA	HINGE	BB51 4.5 x 4.5	320	PBB	3	EA	HINGE	BB51 4.5 x 4.5	320	PBB
1	EA	LOCK	CL3357 PZD	260	COR	1	EA	LOCK	CL3357 PZD	260	COR
1	EA	CLOSER	8500	689	NOR	1	EA	CLOSER	8500	689	NOR
1	EA	THRESHOLD	613	ALUM	NGP	1	EA	THRESHOLD	513-3"	ALUM	NGP
1	EA	SWEEP	198NA	ALUM	NGP	1	EA	SWEEP	198NA	ALUM	NGP
1	EA	WALL STOP	407	320	ROC	1	EA	WALL STOP	407	320	ROC
<u>HW SET: 27</u>						<u>HW SET: 47</u>					
3	EA	HINGE	BB51 4.5 x 4.5	320	PBB	3	EA	HINGE	BB51 4.5 x 4.5	320	PBB
1	EA	LOCK	CL3357 PZD	260	COR	1	EA	LOCK	CL3357 PZD	260	COR
1	EA	CLOSER	8500	689	NOR	1	EA	CLOSER	8500	689	NOR
1	EA	THRESHOLD	613	ALUM	NGP	1	EA	THRESHOLD	513-3"	ALUM	NGP
1	EA	SWEEP	198NA	ALUM	NGP	1	EA	SWEEP	198NA	ALUM	NGP
1	EA	WALL STOP	407	320	ROC	1	EA	WALL STOP	407	320	ROC
<u>HW SET: 28</u>						<u>HW SET: 48</u>					
3	EA	HINGE	BB51 4.5 x 4.5	320	PBB	3	EA	HINGE	BB51 4.5 x 4.5	320	PBB
1	EA	LOCK	CL3357 PZD	260	COR	1	EA	LOCK	CL3357 PZD	260	COR
1	EA	CLOSER	8500	689	NOR	1	EA	CLOSER	8500	689	NOR
1	EA	THRESHOLD	613	ALUM	NGP	1	EA	THRESHOLD	513-3"	ALUM	NGP
1	EA	SWEEP	198NA	ALUM	NGP	1	EA	SWEEP	198NA	ALUM	NGP
1	EA	WALL STOP	407	320	ROC	1	EA	WALL STOP	407	320	ROC
<u>HW SET: 29</u>						<u>HW SET: 49</u>					
3	EA	HINGE	BB51 4.5 x 4.5	320	PBB	3	EA	HINGE	BB51 4.5 x 4.5	320	PBB
1	EA	LOCK	CL3357 PZD	260	COR	1	EA	LOCK	CL3357 PZD	260	COR
1	EA	CLOSER	8500	689	NOR	1	EA	CLOSER	8500	689	NOR
1	EA	THRESHOLD	613	ALUM	NGP	1	EA	THRESHOLD	513-3"	ALUM	NGP
1	EA	SWEEP</									

CERTIFIED CORRECT

MARYLAND
REG.
STATE BOARD OF ARCHITECTS
REGISTERED ARCHITECT

[illegible]



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[illegible]

**NORTH RAMPART
STREET ELEVATION**

PROJECT#: **0827**

PHASE: DD

DRAFTER: VICTOR RINCON

CHECKER: HANK SMITH

SCALE: AS NOTED

ISSUED: 10/15/2013

SHEET#

A2.2

19 OF 39

NEW ORLEANS, LOUISIANA

CERTIFIED CORRECT

HARRY J. ANTON
REG. NO. 10879
STATE OF LOUISIANA
REGISTERED ARCHITECT

Handwritten signature: [Signature]

REVISION HISTORY

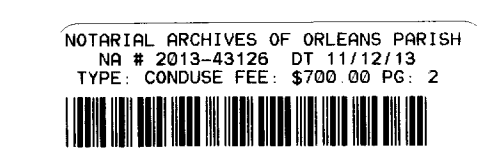
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**NORTH WEST
RIVER SIDE ELEVATION**

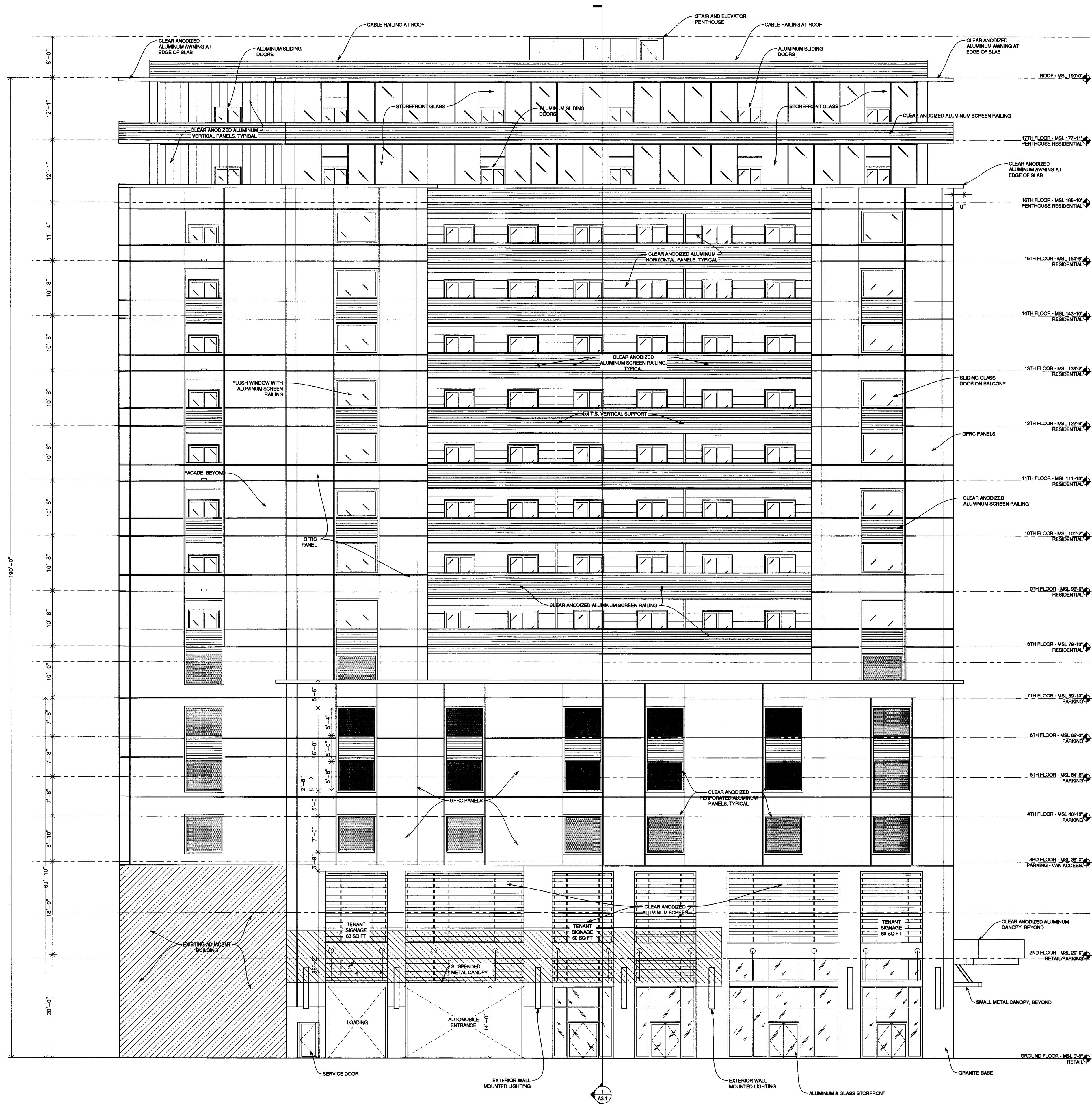
ISSUED: 10/15/2013

SHEET#

ACC

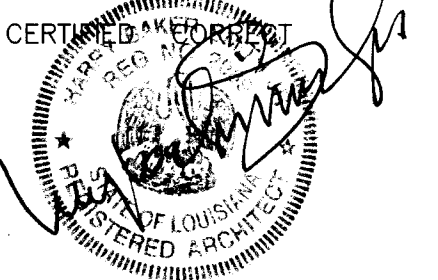


FINAL DESIGN DOCUMENTS (10-15-2013)



1 EXTERIOR ELEVATION - IBERVILLE STREET
SCALE: 3/32" = 1'-0"

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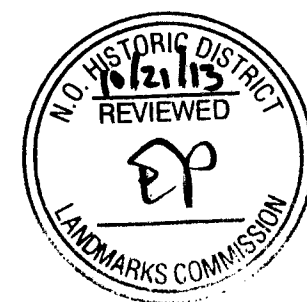


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REVISION HISTORY		
NO.	DATE	DESCRIPTION

SONING DOCKET # 73/11
FINAL ACTION: 5 WAIVERS: 18 PROVISIONS
ORDINANCE # 24,654 MCS ADOPTED date: 11/6/11
FINAL PLAN APPROVAL date: 11/12/13
Paul J. Allen
Executive Director City Planning Commission
Dignity

NOTARIAL ARCHIVES OF ORLEANS PARISH
NO. # 2013-03126 DT 11/12/13
TYPE: CONDUCE FEE: \$700.00 PG: 2



IBERVILLE STREET ELEVATION
PROJECT#: 0827
PHASE: DD
DRAFTER: VICTOR RINCON
CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2013
SHEET#
A2.4
21 OF 34

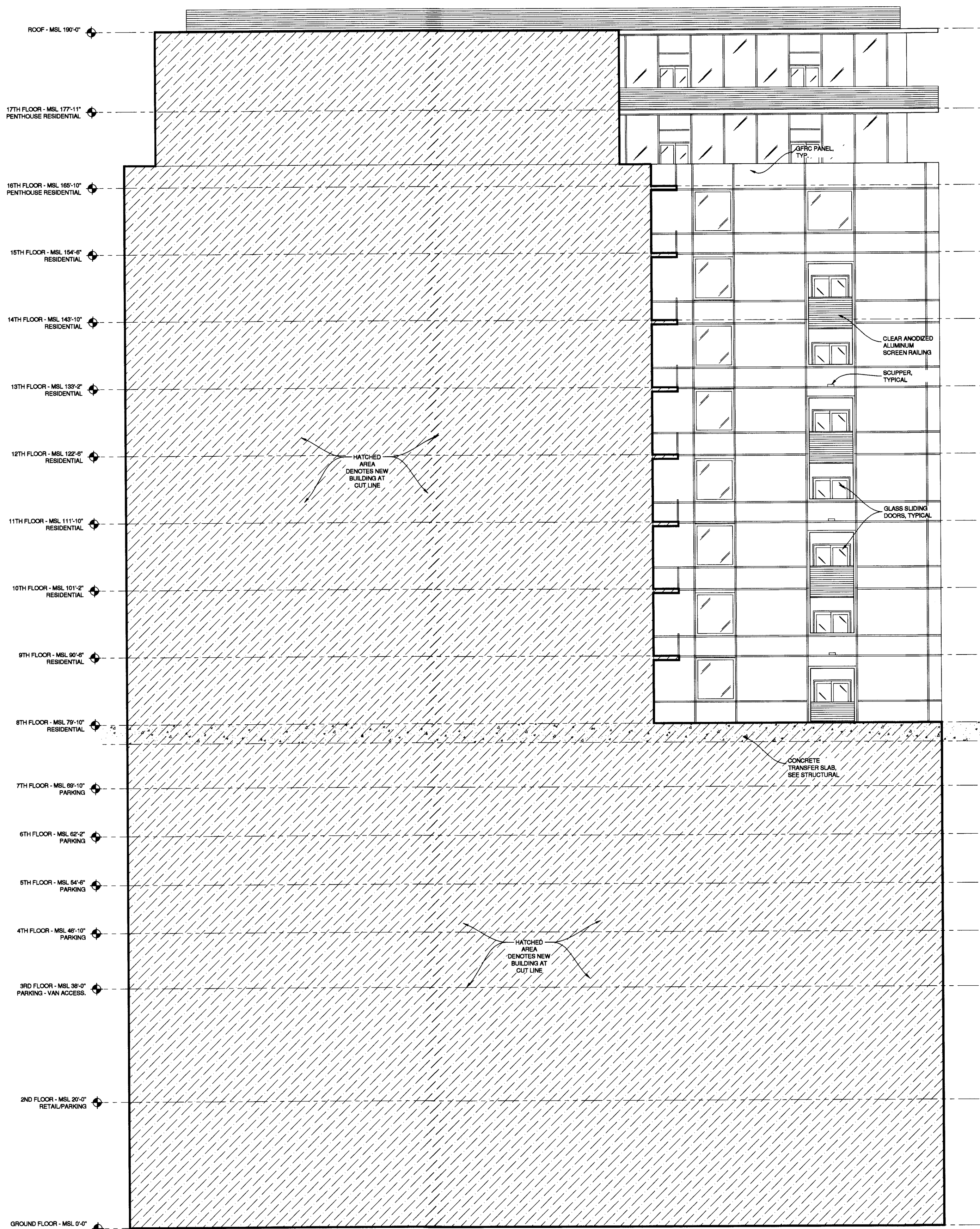
ARCHITECTS A PROFESSIONAL L.L.C.

[illegible]

ELEVATIONS

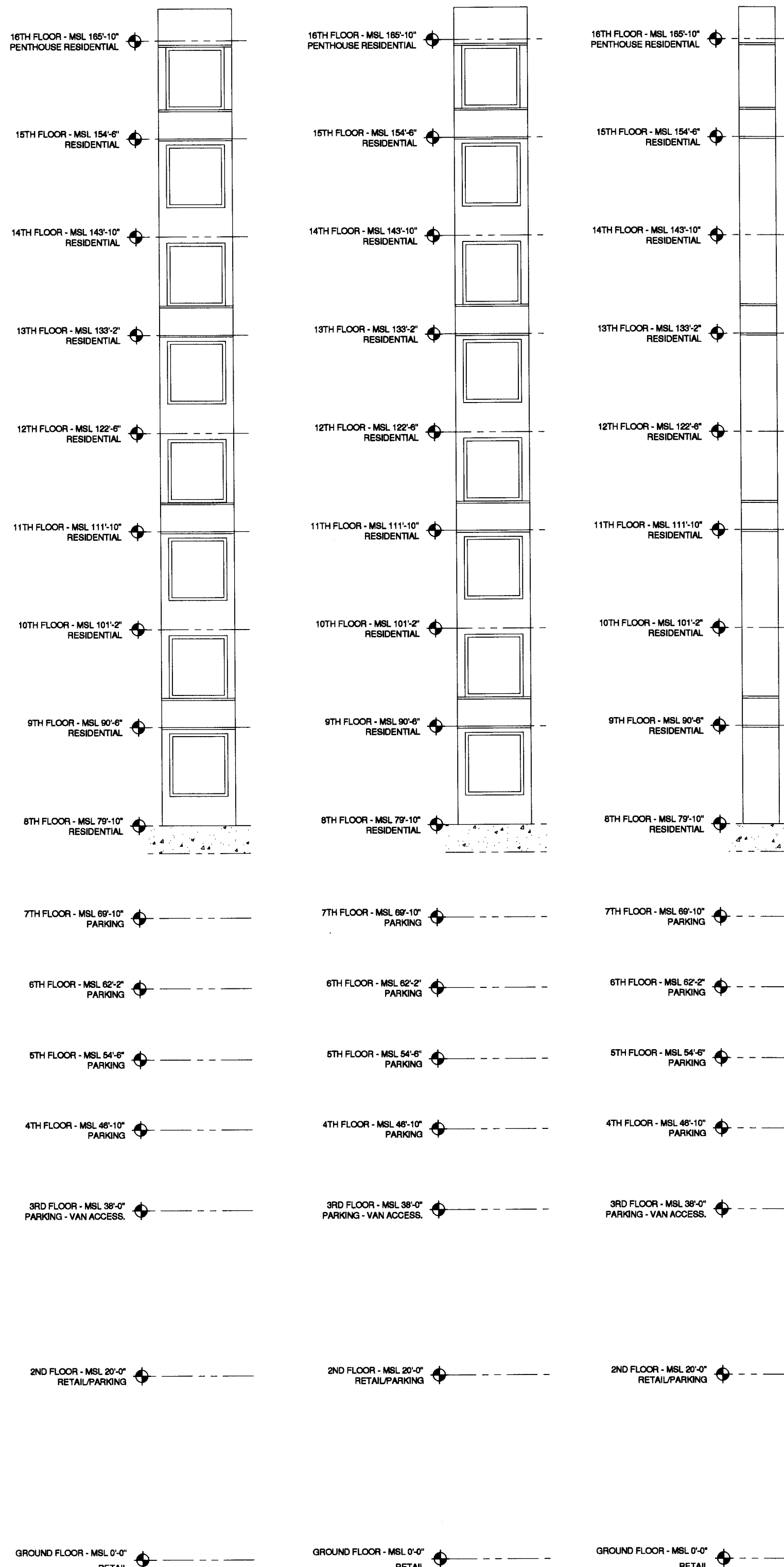
PROJECT#: **0827**
 PHASE: DD
 DRAFTER: VICTOR RINCON
 CHECKER: HANK SMITH
 SCALE: AS NOTED
 ISSUED: **10/15/2013**

SHEET#
A2.5
22 OF 34



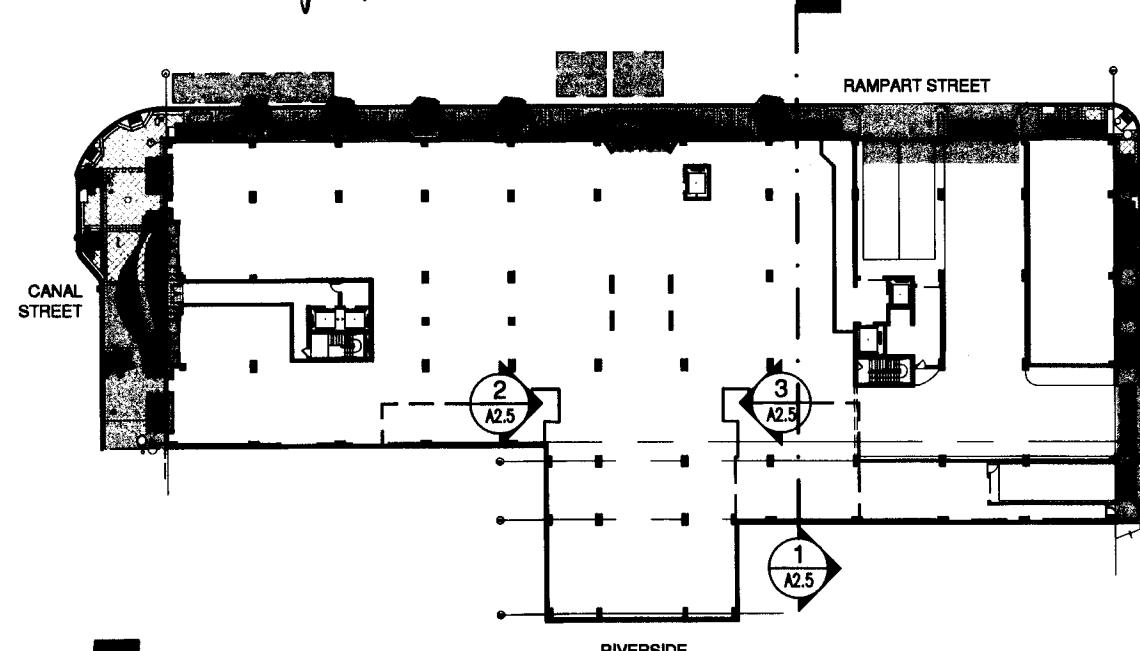
1 ELEVATION

SCALE: 3/32" = 1'-0"



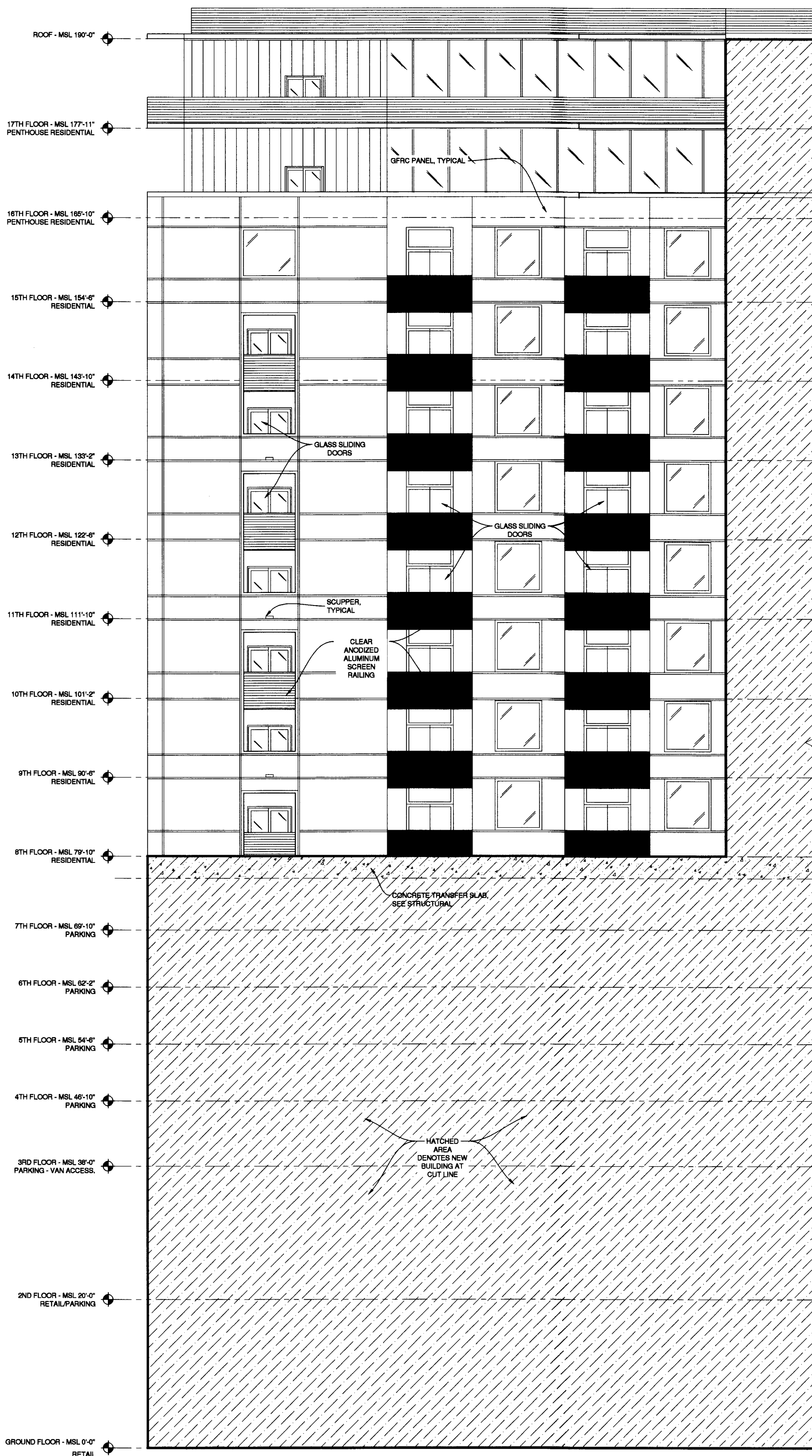
2 ELEVATION

SCALE: 3/32" = 1'-0"

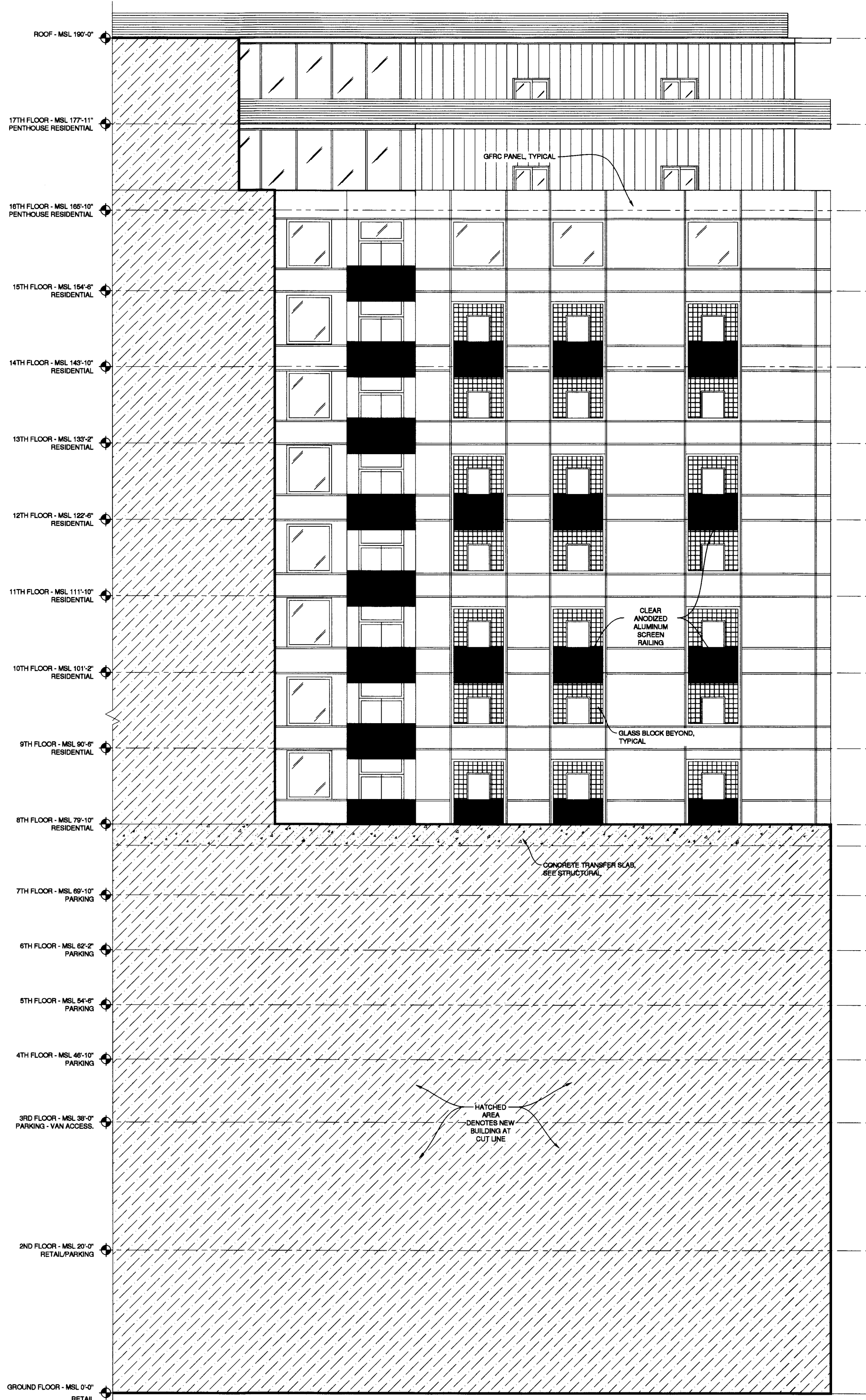


5 KEY PLAN

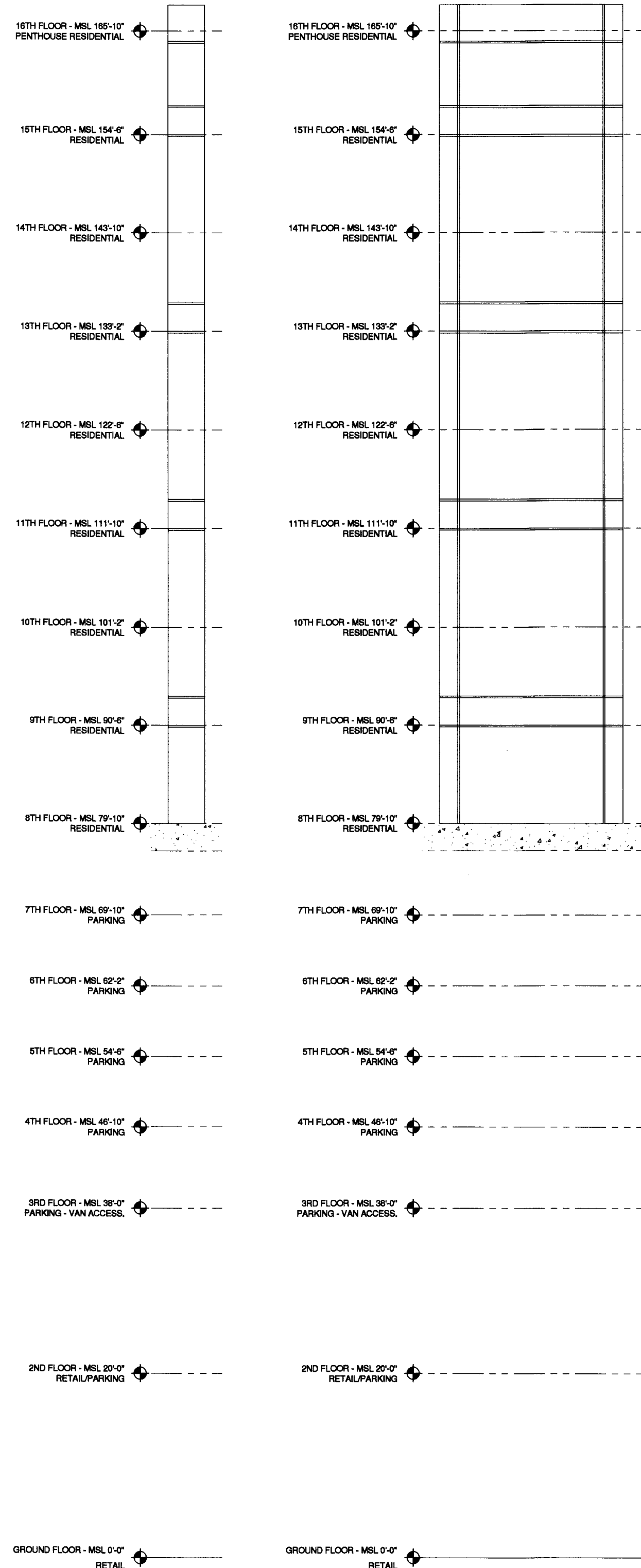




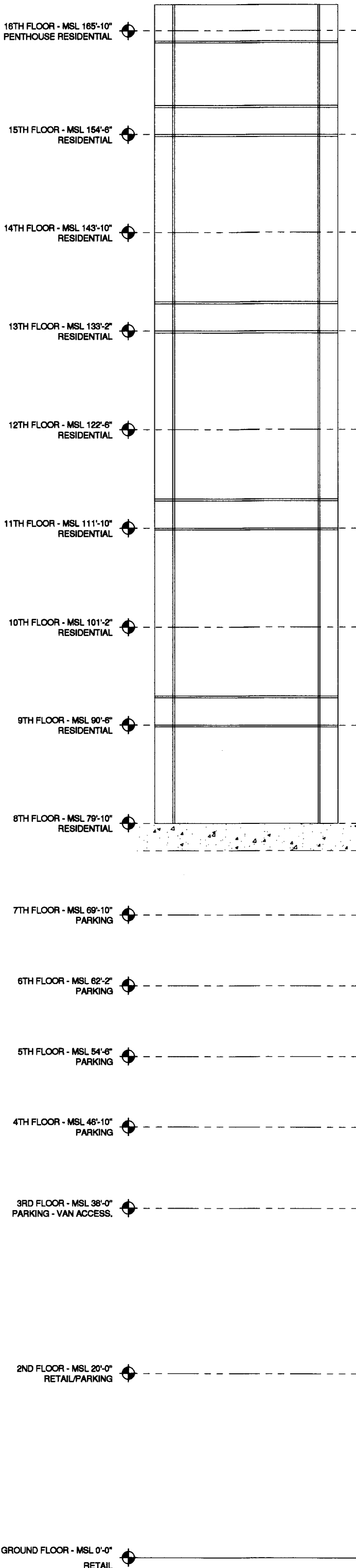
1 ELEVATION
SCALE: 3/32" = 1'-0"



2 ELEVATION
SCALE: 3/32" = 1'-0"

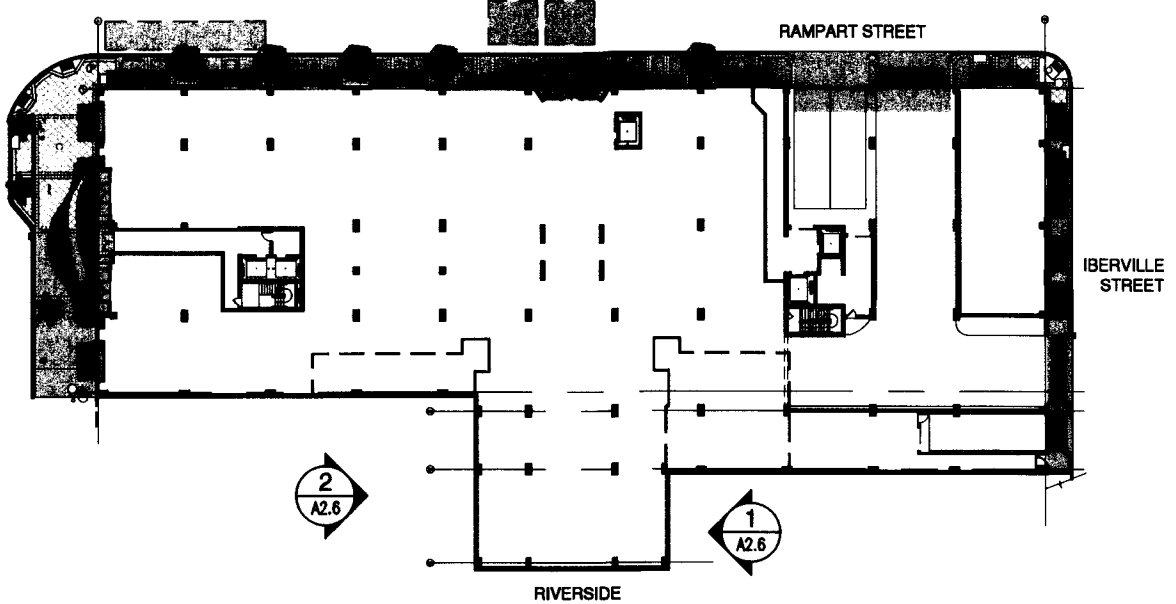


3 ELEVATION
SCALE: 3/32" = 1'-0"



4 ELEVATION
SCALE: 3/32" = 1'-0"

SONING DOCKET # 73111
FINAL ACTION: 5 WAIVERS 18 PROVISIONS
ORDINANCE # 24,654 MLC ADOPTED date: 11/6/13
FINAL PLAN APPROVAL date: 11/12/13
Executive Director City Planning Commission
Regulatory



5 KEY PLAN
SCALE: 1/64" = 1'-0"

FINAL DESIGN DOCUMENTS (10-15-2013)

HB SA II
HARRY BAKER SMITH ARCHITECTS PLLC

180 Maple Ridge Drive Metairie, LA 70001
(504)885-4477 :: Fax (504)885-4377
central@hbsaii.com :: www.hbsaii.com

SINCE 1961

1031 CANAL STREET

NEW ORLEANS, LOUISIANA

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CERTIFIED CORRECT
HARRY BAKER SMITH ARCHITECTS PLLC
STATE OF LOUISIANA
REGISTERED ARCHITECT NO. 10000

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REVISION HISTORY			
NO.	NAME	DATE	DESCRIPTION

ELEVATIONS

PROJECT#: 0827
PHASE: DD
DRAFTER: VICTOR RINCON
CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2013

A2.6
23 OF 34



THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY STATE AND FEDERAL REQUIREMENTS, AND I AM NOT PROVIDING CONTRACT ADMINISTRATION.

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[illegible]

**LONGITUDINAL
BUILDING SECTION**

PROJECT#: **0827**

PHASE: DD

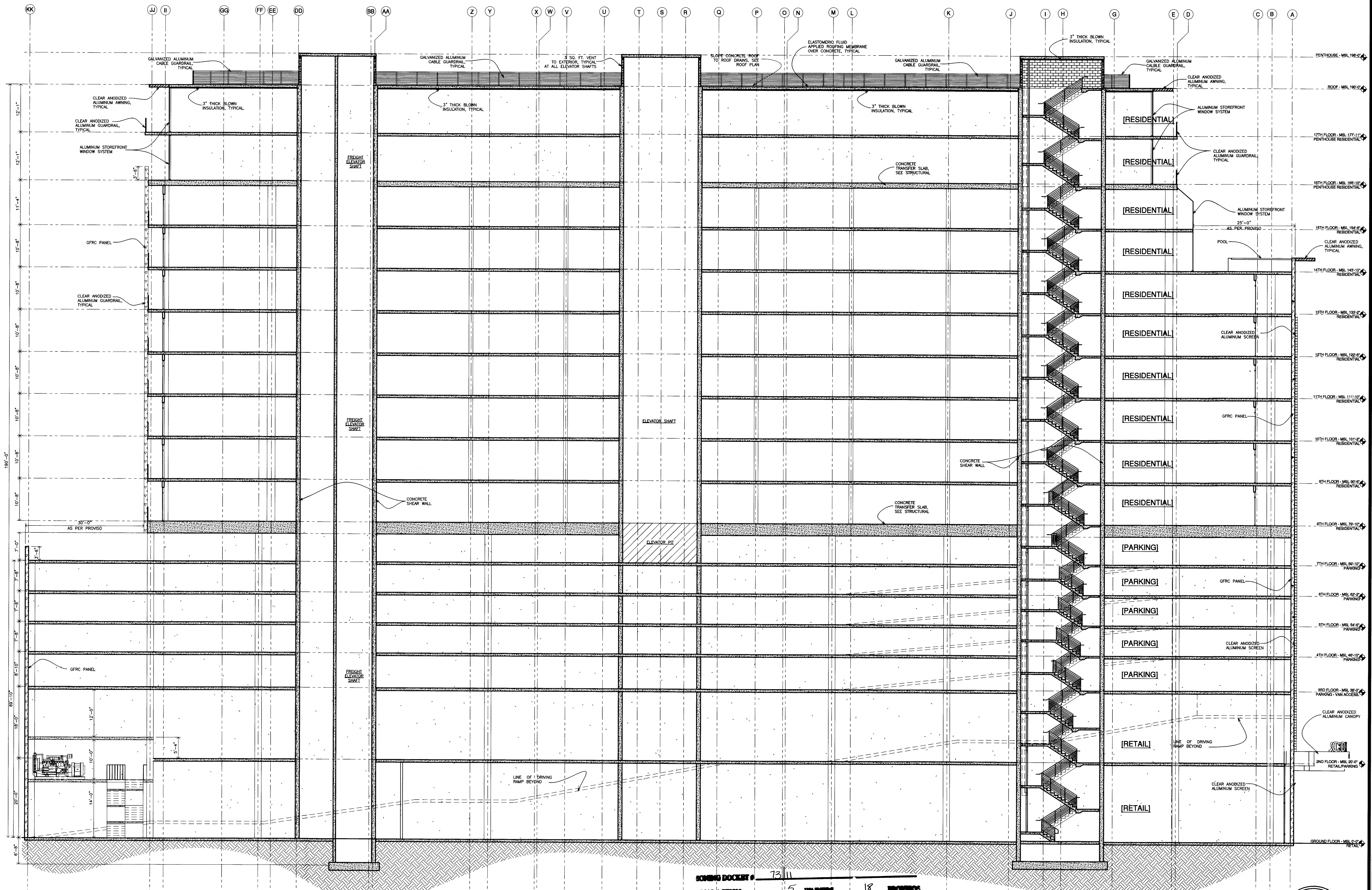
DRAFTER: VICTOR RINCON

CHECKER: HANK SMITH

SCALE: AS NOTED

ISSUED: **10/15/2013**

SHEET#
A3.1
24 OF 34



1 BUILDING SECTION - EAST/WEST

SCALE: 3/32" = 1'-0"

SCHEDULING DOCKET # 73/11

FINAL ACTION: 5 **WARRANTS** 18 **PROVISIONS**

ORDINANCE # 24,654 MCS **ADOPTED date:** 11/11/11

FINAL PLAN APPROVAL date: 11/12/13

[Signature]
Executive Director City Planning Commission

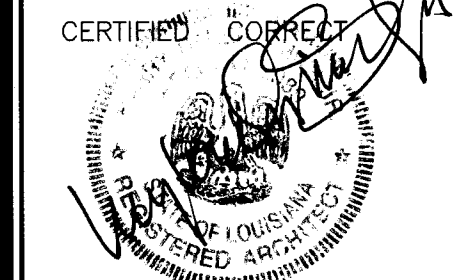
NOTARIAL ARCHIVES OF ORLEANS PARIS
NA # 2013-43126 DT 11/12/13
TYPE: CONDUSE FEE: \$700.00 PG: 2



FINAL DESIGN DOCUMENTS (10-15-2013)

1031 CANAL STREET
NEW ORLEANS, LOUISIANA

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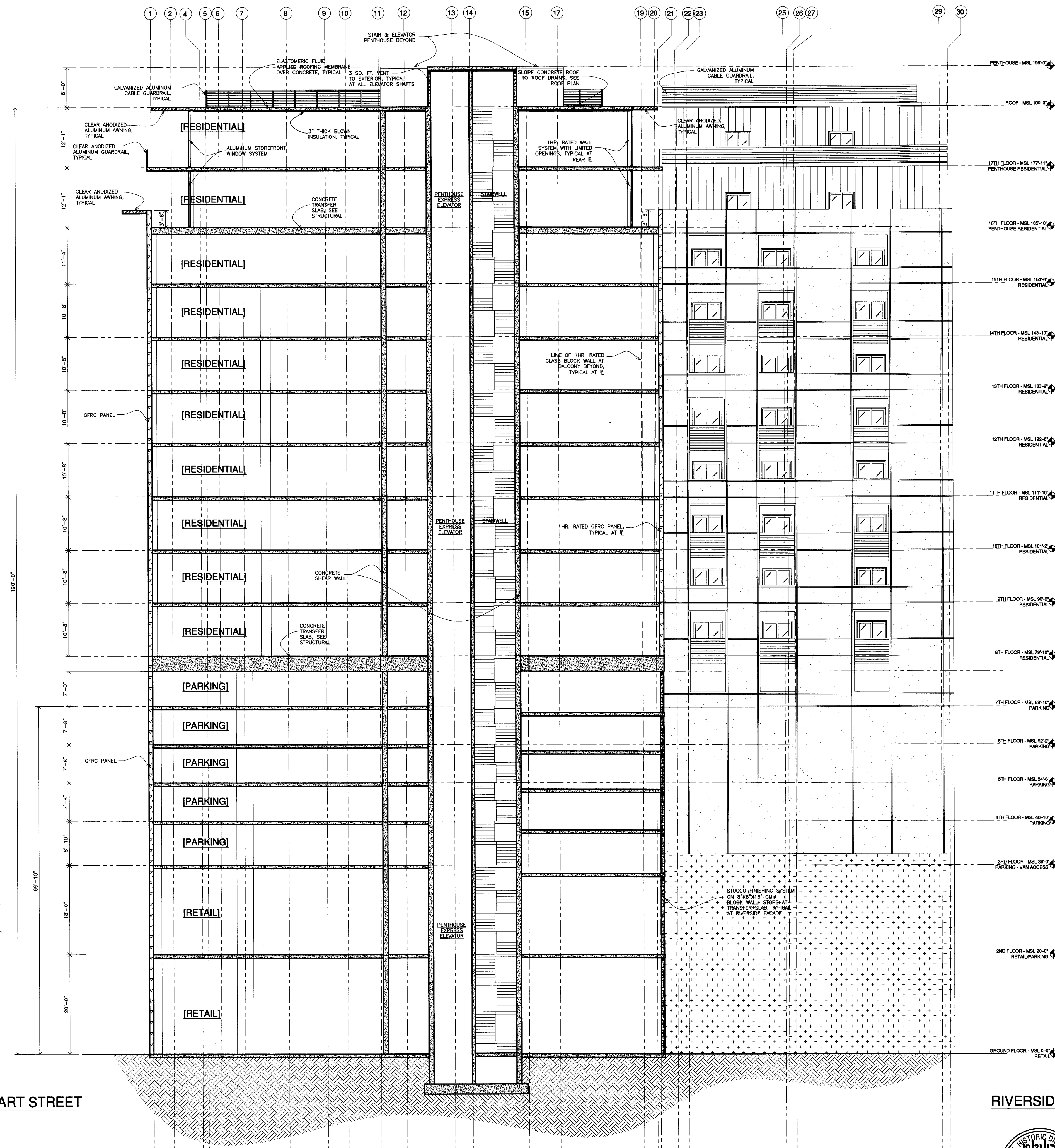


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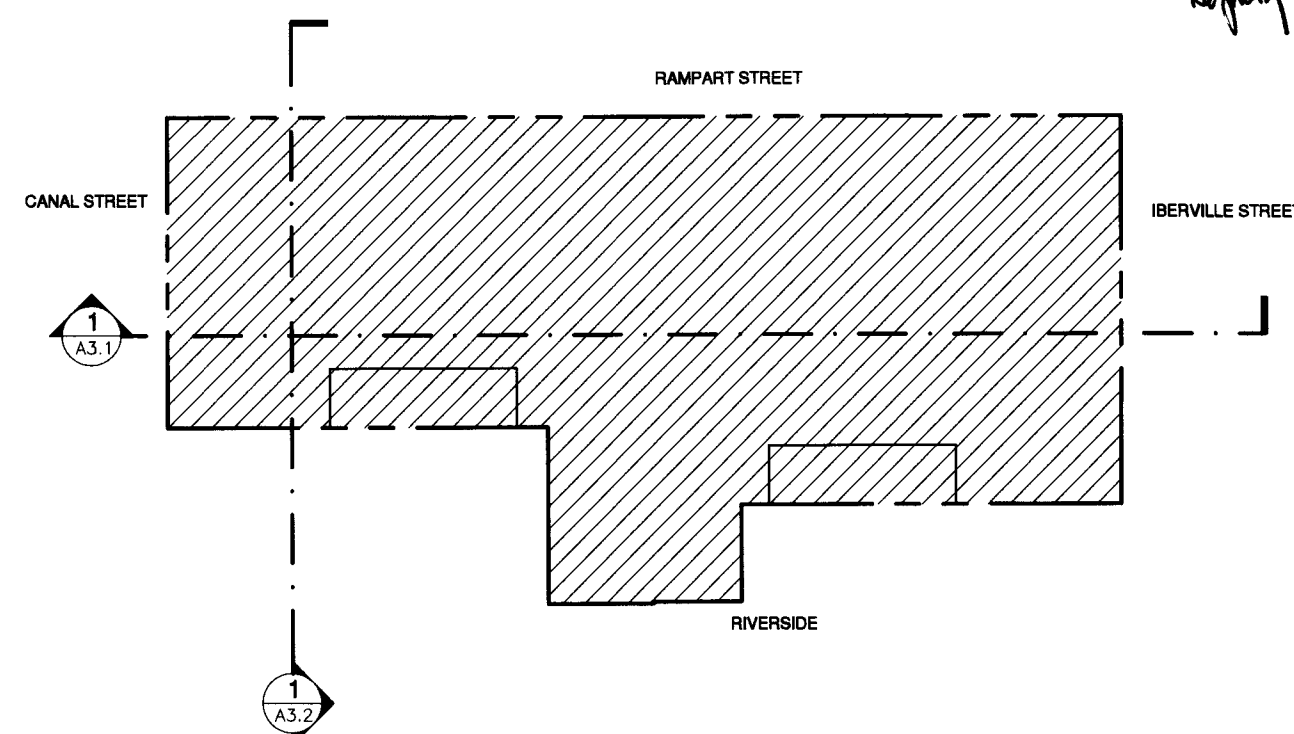
REVISION HISTORY			
NO.	DATE	NAME	DESCRIPTION

TRANSVERSE BUILDING SECTION
PROJECT#: 0827
PHASE: DD
DRAFTER: VICTOR RINCON
CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2013

SHEET#
A3.2
19 of 34



SOILING DOCKET # 73/11
FINAL ACTION: 5 WAIVERS 18 PROVISIONS
ORDINANCE # 24,684 MCS ADOPTED date 11/4/11
FINAL PLAN APPROVAL: 11/12/13
By: [Signature] Director City Planning Commission



2 KEY PLAN
SCALE: 1/64" = 1'-0"

1 BUILDING SECTION (@ PENTHOUSE ELEVATOR)
SCALE: 3/32" = 1'-0"



1031 CANAL STREET

NEW ORLEANS, LOUISIANA

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS, AND I AM NOT PROVIDING CONTRACT ADMINISTRATION.



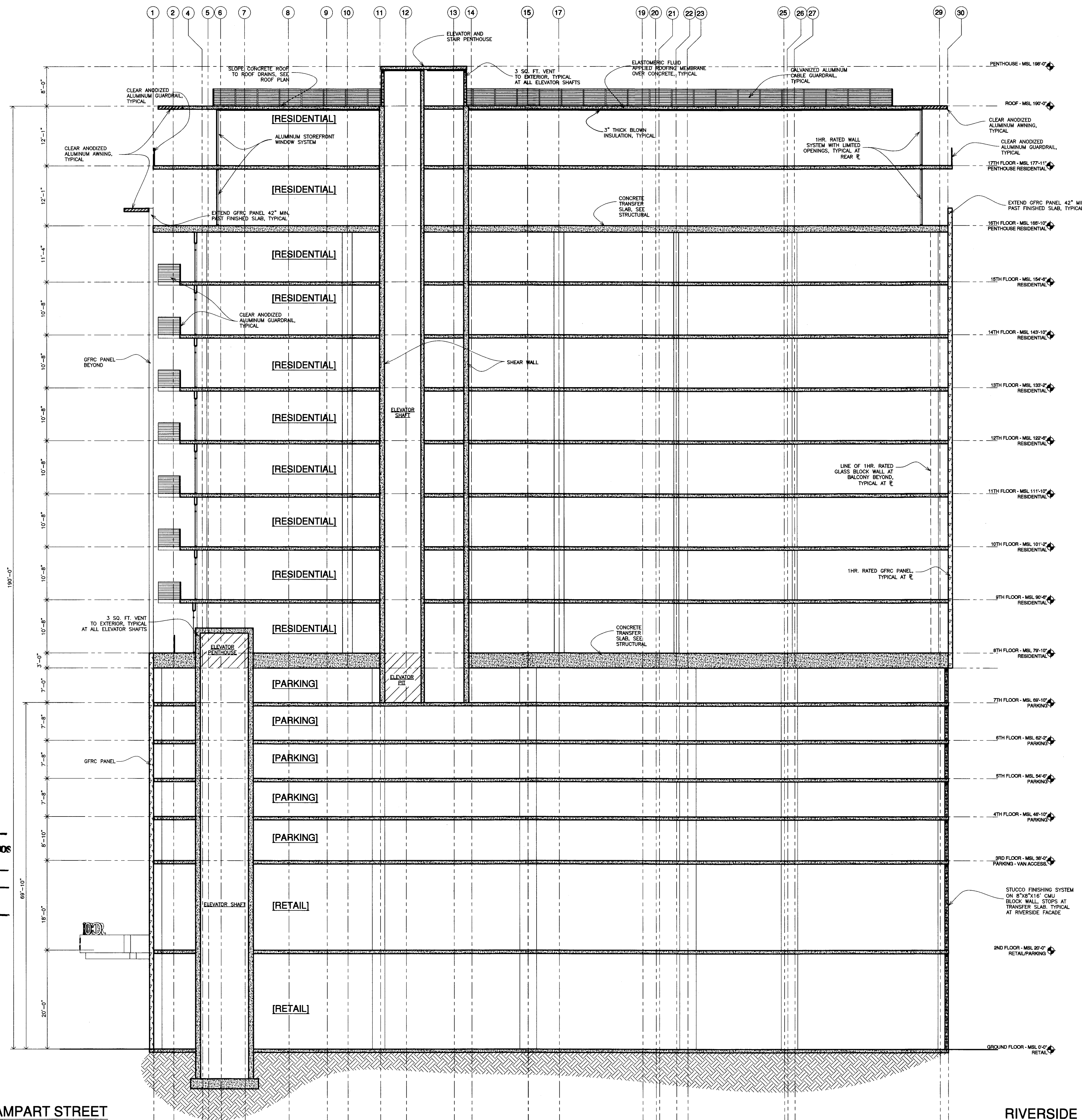
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REVISION HISTORY		
NO.	DATE	DESCRIPTION

TRANSVERSE BUILDING SECTION
PROJECT#: 0827
PHASE: DD
DRAFTER: VICTOR RINCON
CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2013

SHEET#
A3.3
26 OF 30

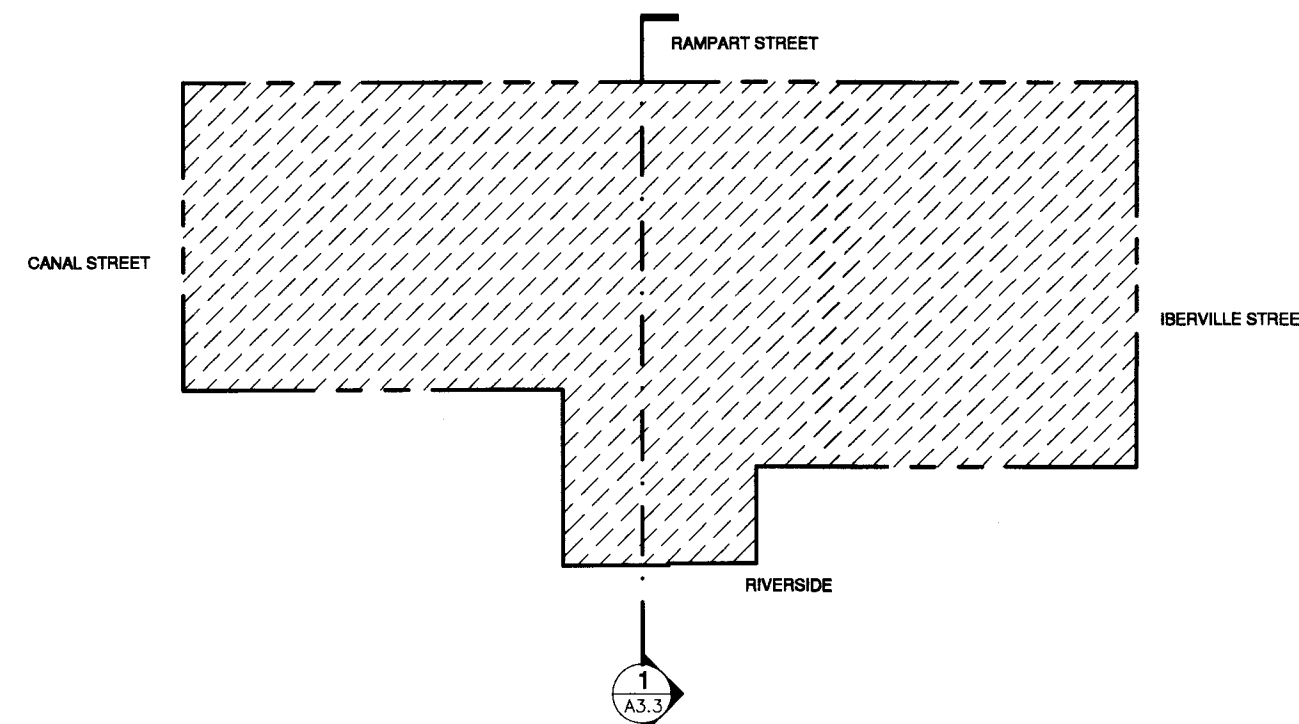
RIVERSIDE



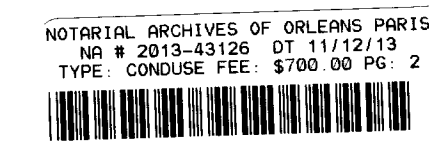
RAMPART STREET

1 BUILDING SECTION (@ CENTRAL ELEVATORS TOWARDS IBERVILLE)

SCALE: 3/32" = 1'-0"



2 KEY PLAN
SCALE: 1/64" = 1'-0"



FINAL DESIGN DOCUMENTS (10-15-2013)

1031 CANAL STREET

NEW ORLEANS, LOUISIANA

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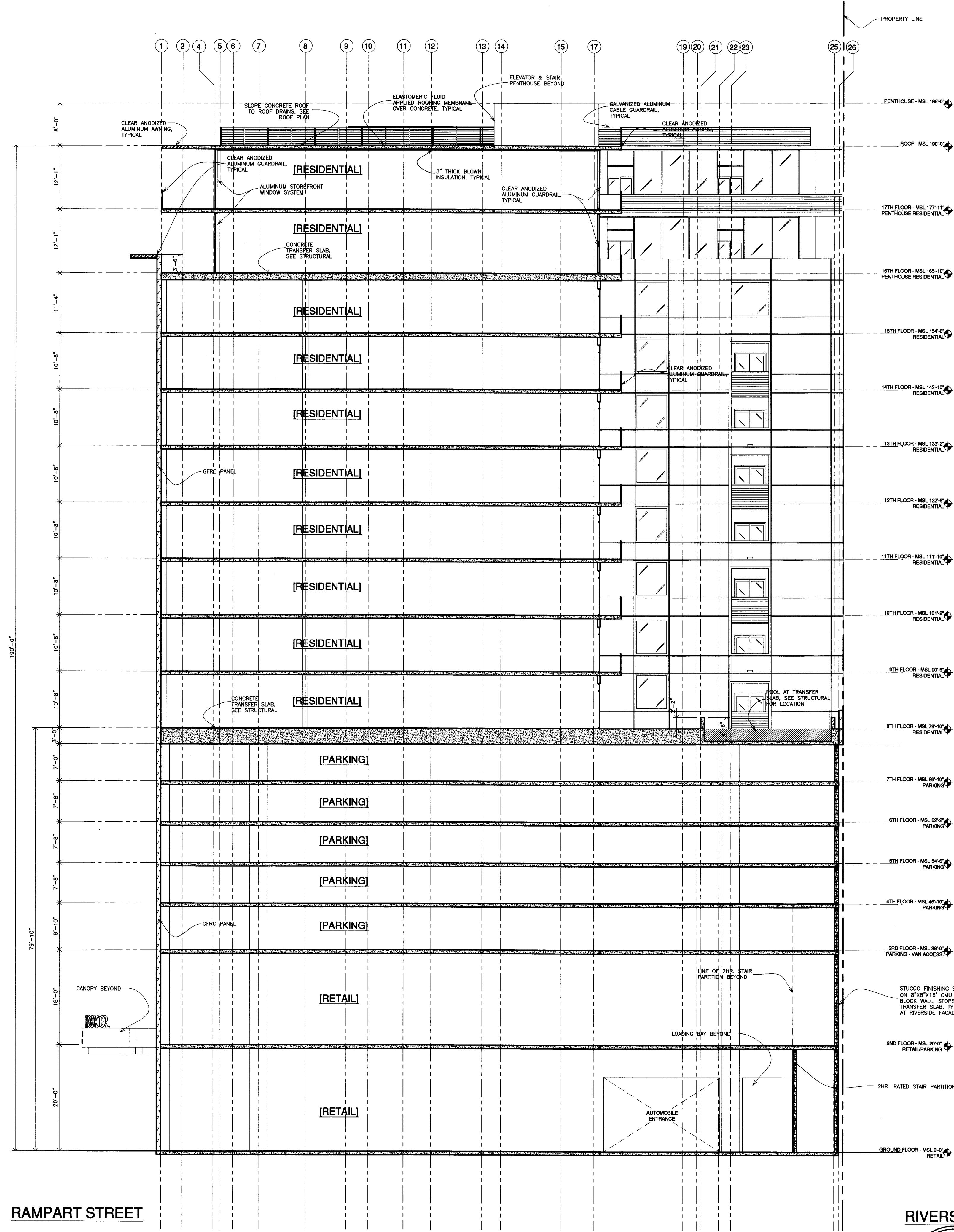


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REVISION HISTORY			
NO.	NAME	DATE	DESCRIPTION

TRANSVERSE BUILDING SECTION
PROJECT#: 0827
PHASE: DD
DRAFTER: VICTOR RINCON
CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2013

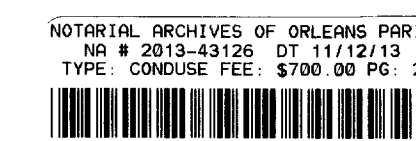
SHEET#
A3.4
27 OF 24



RAMPART STREET

1 BUILDING SECTION
SCALE: 3/32" = 1'-0"

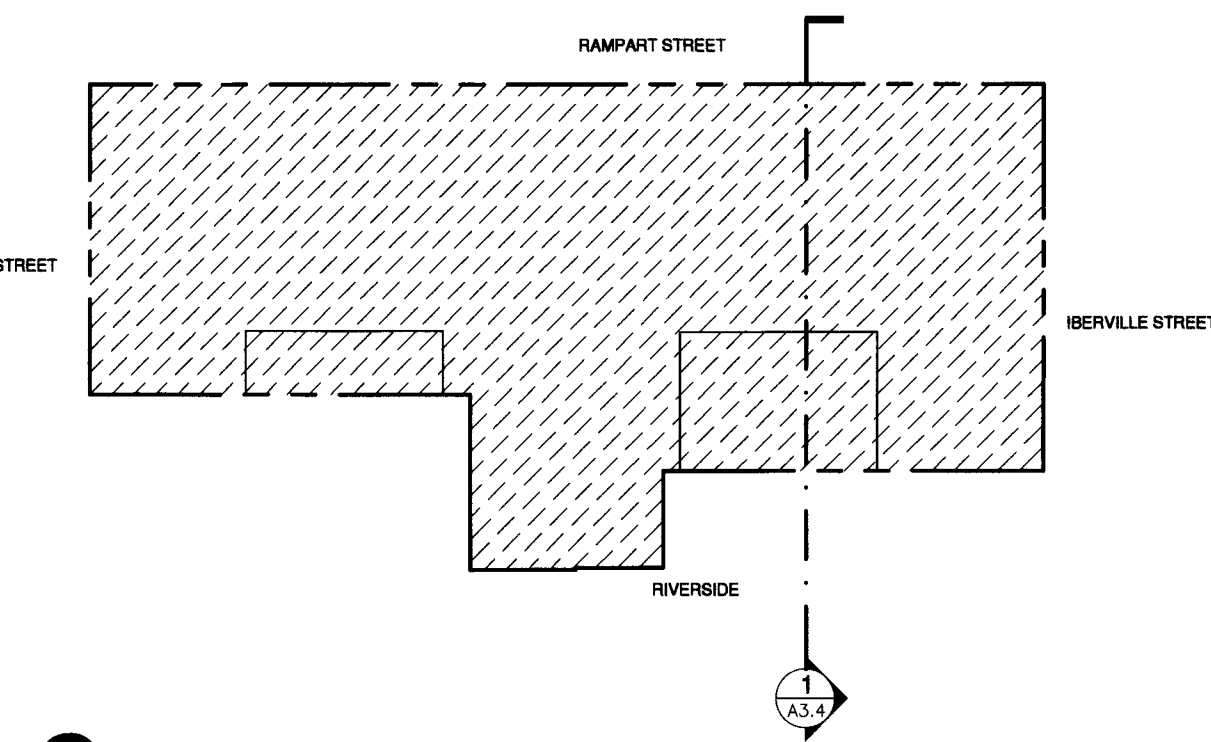
FINAL DESIGN DOCUMENTS (10-15-2013)



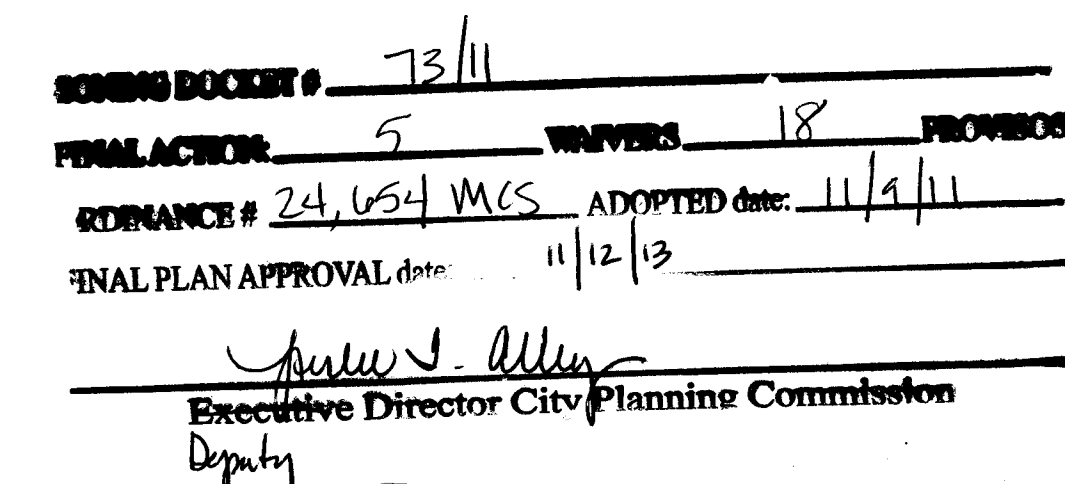
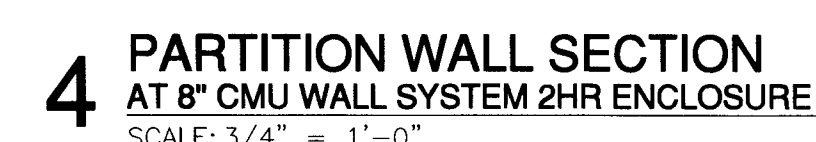
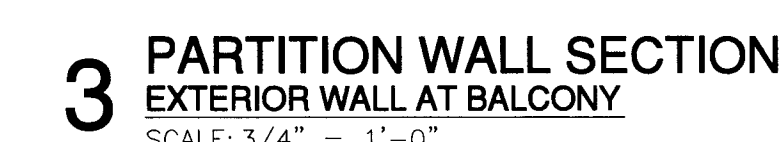
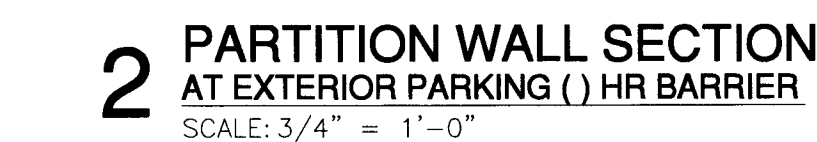
RIVERSIDE



SCHEMATIC DOCKET # 73111
FINAL ACTION: 5 WAIVERS 18 PROVISIONS
ORDINANCE # 24,621 MCS
FINAL PLAN APPROVAL: 11/2/13
Approved by Director City Planning Commission
Regency



2 KEY PLAN
SCALE: 1/64" = 1'-0"



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[illegible]

PROJECT#: **0827**
 PHASE: DD
 DRAFTER: VICTOR RINCON
 CHECKER: HANK SMITH
 SCALE: AS NOTED
 ISSUED: **10/15/2013**

A circular professional seal for the State of Louisiana. The outer ring contains the text "STATE OF LOUISIANA" at the top and "REGISTERED ARCHITECT" at the bottom, separated by two stars. Inside the ring, the number "14567" is prominently displayed. Above the number, the words "HATCH BAKER" and "MEG" are visible. A signature, "J. J. Jones", is written across the seal. The seal is stamped over a document that includes the text "CERTIFIED TRUE AND CORRECT" and "NOTARY PUBLIC".

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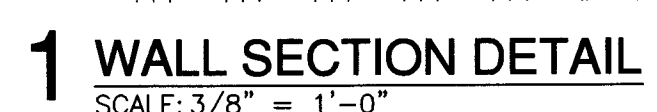
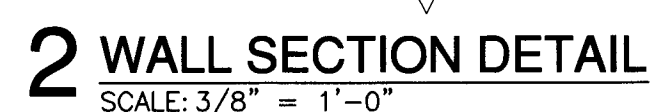
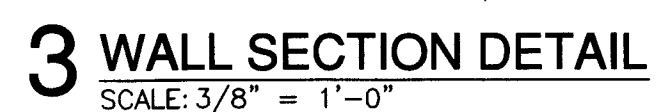
PROJECT#: **0827**
 PHASE: DD
 DRAFTER: VICTOR RINCON
 CHECKER: HANK SMITH
 SCALE: AS NOTED
 ISSUED: **10/15/2013**
 SHEET#

A4.6.1
29 OF 34

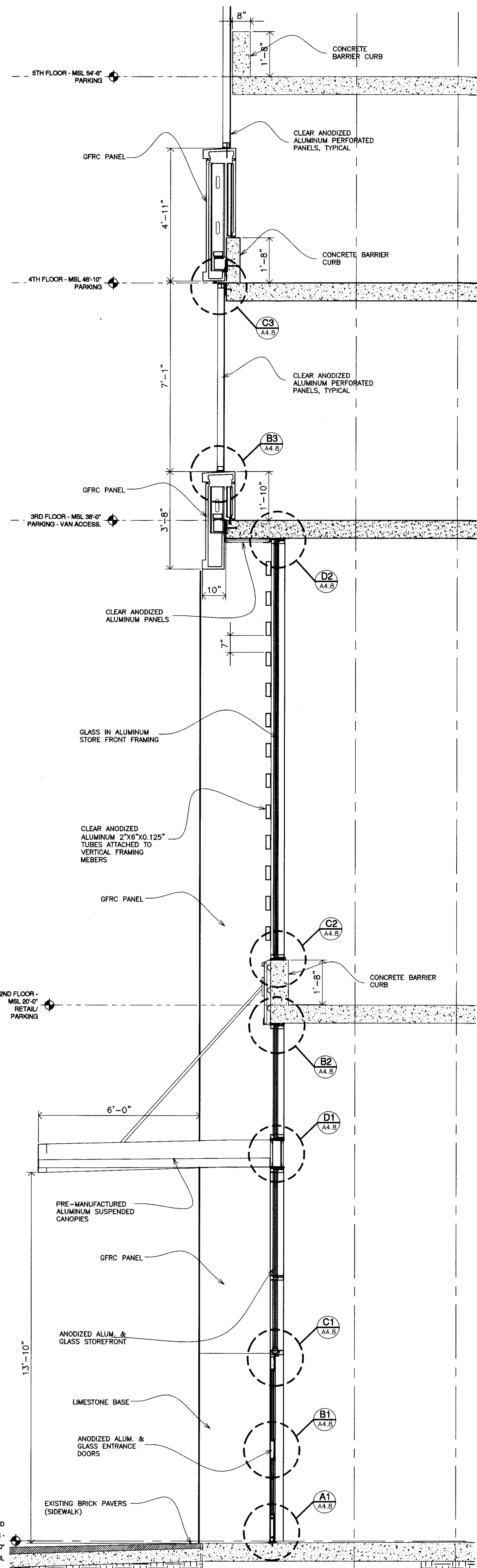


4 WALL BUILDING SECTION

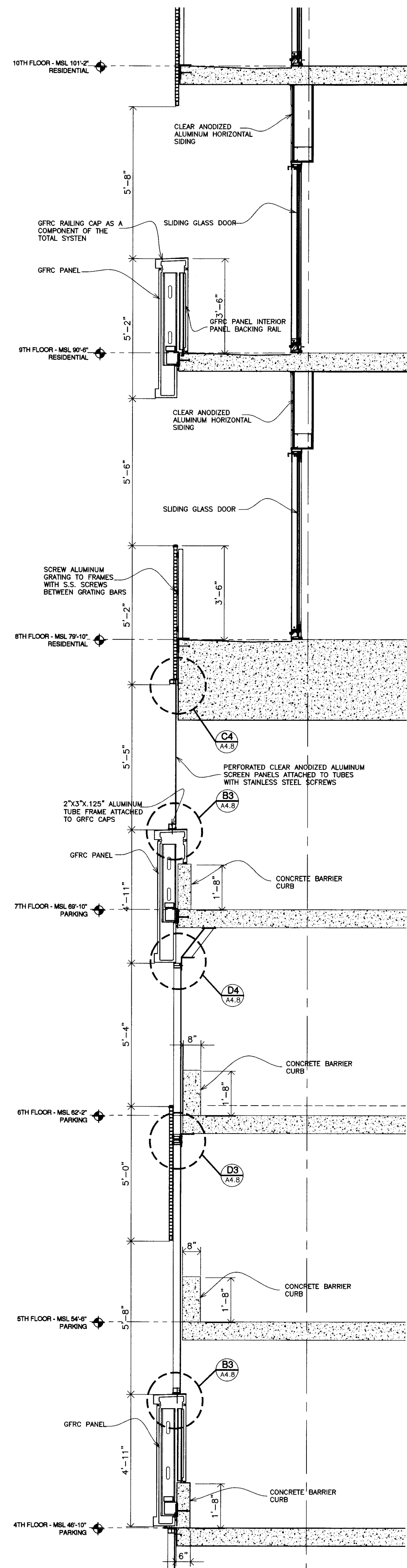
SCALE: $3/32" = 1'-0"$



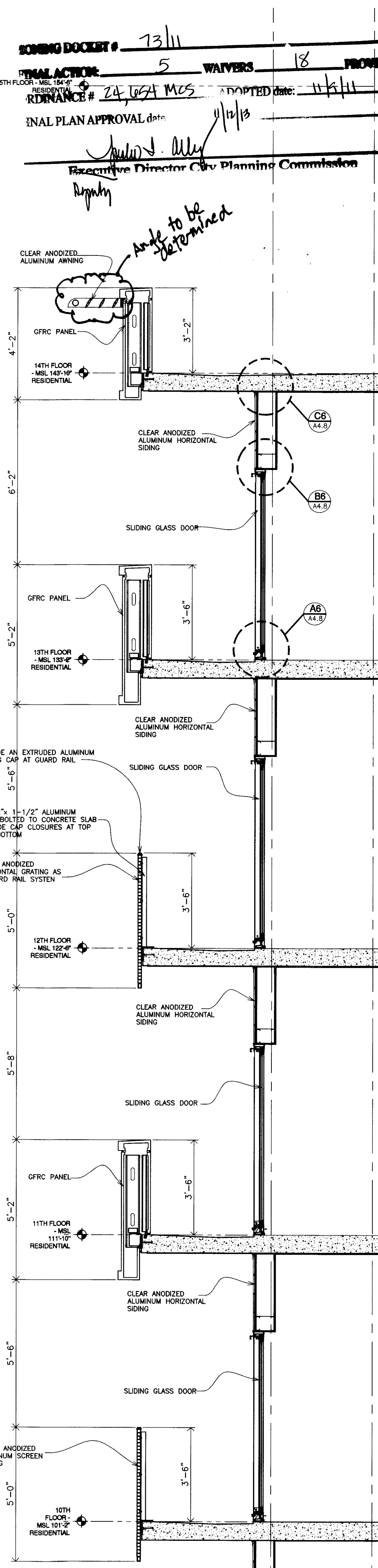
FINAL DESIGN DOCUMENTS (10-15-2013)



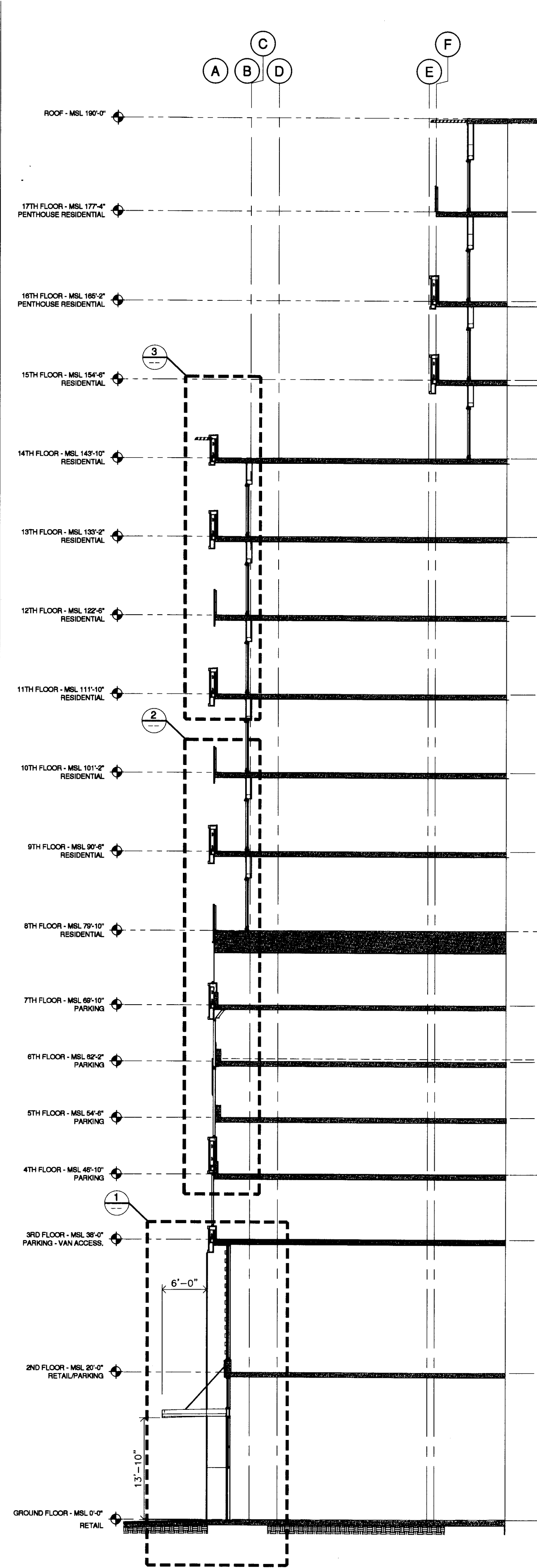
1 WALL SECTION DETAIL
SCALE: 3/8" = 1'-0"



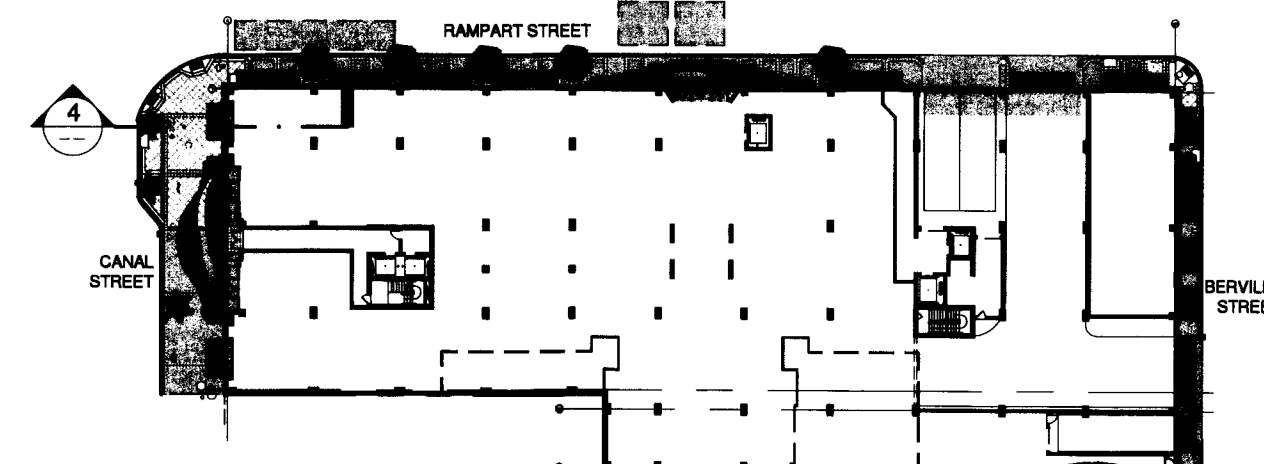
2 WALL SECTION DETAIL
SCALE: 3/8" = 1'-0"



3 WALL SECTION DETAIL
SCALE: 3/8" = 1'-0"



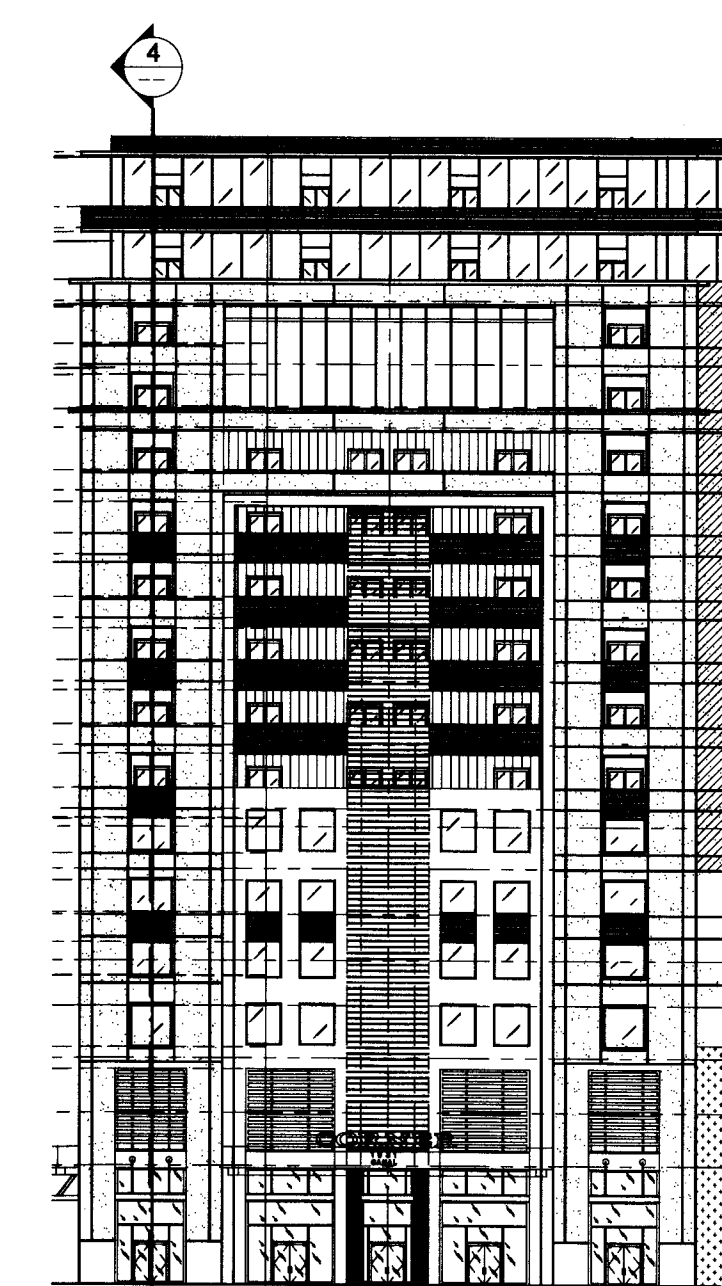
4 WALL BUILDING SECTION
SCALE: 3/8" = 1'-0"



5 KEY PLAN
SCALE: 1/64" = 1'-0"



7 ELEVATION PHOTO
SCALE: N.T.S.



6 KEY ELEVATION
SCALE: 1/32" = 1'-0"

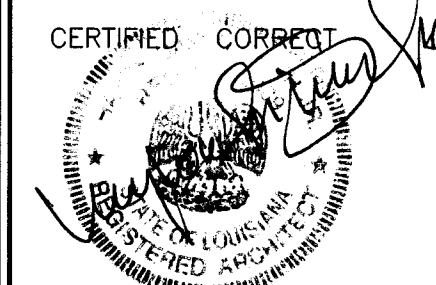
NOTARIAL ARCHIVES OF ORLEANS PARISH
NO. 2013-03126 DT 11/12/13
TYPE: CONDUSE FEE: \$700.00 Pg. 2

FINAL DESIGN DOCUMENTS (10-15-2013)

HB SA II
HARRY BAKER SMITH ARCHITECTS
189 Maple Ridge Drive Metairie, LA 70001
(504) 885-4477 Fax (504) 885-4377
central@hbsaii.com www.hbsaii.com
SINCE 1961

1031 CANAL STREET
NEW ORLEANS, LOUISIANA

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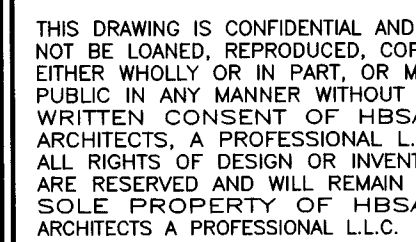


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REVISION HISTORY		
NO.	DATE	DESCRIPTION

PROJECT#: 0827
PHASE: DD
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CHECKER: HANK SMITH
SCALE: AS NOTED
ISSUED: 10/15/2013
SHEET#
A4.6.2
30 OF 24

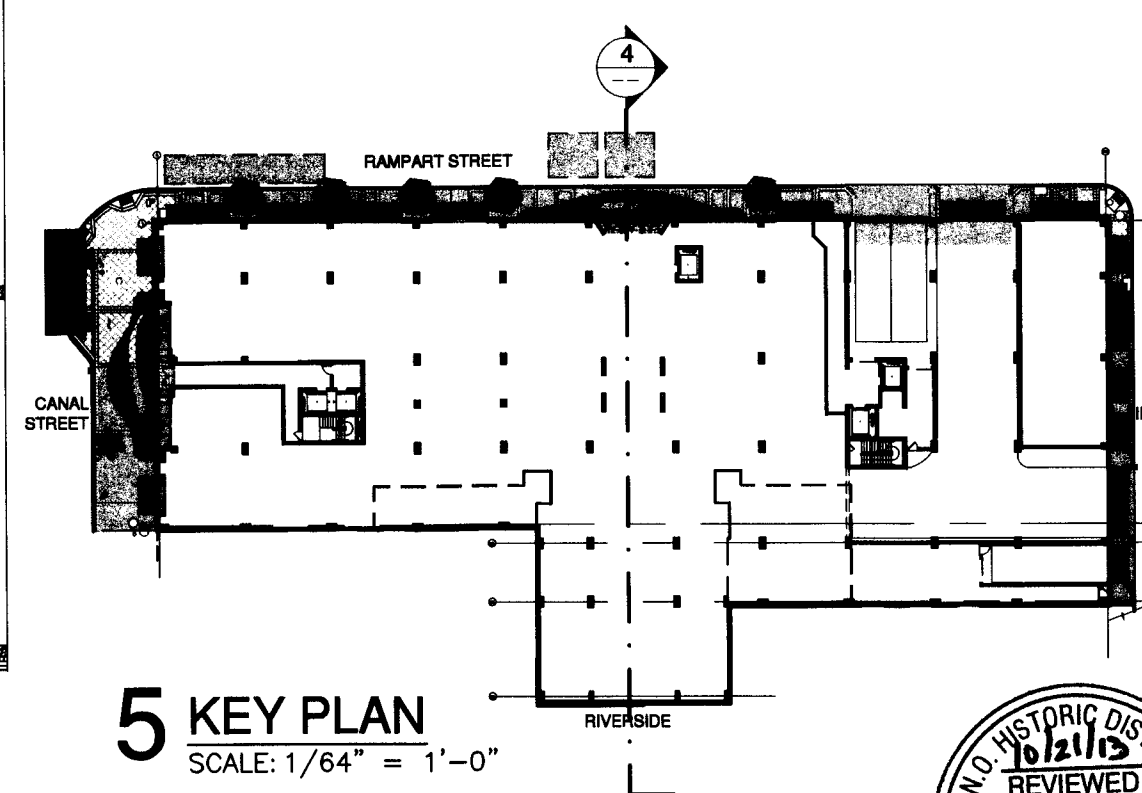
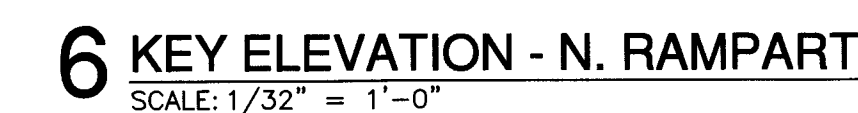
CERTIFIED ~~TRUE~~ CORRECT



REVISION HISTORY

PROJECT#: **0827**
 PHASE: DD
 DRAFTER: VICTOR RINCON
 CHECKER: HANK SMITH
 SCALE: AS NOTED
 ISSUED: **10/15/2013**

SHEET#
A4.6.3
31 OF 34



Architectural section drawing of a building facade, showing floors 2 through 17. The drawing includes floor levels, room types (Residential, Penthouse, Parking, Retail), and structural elements like slabs and stairs. Callouts 1 through 6 indicate specific areas of interest.

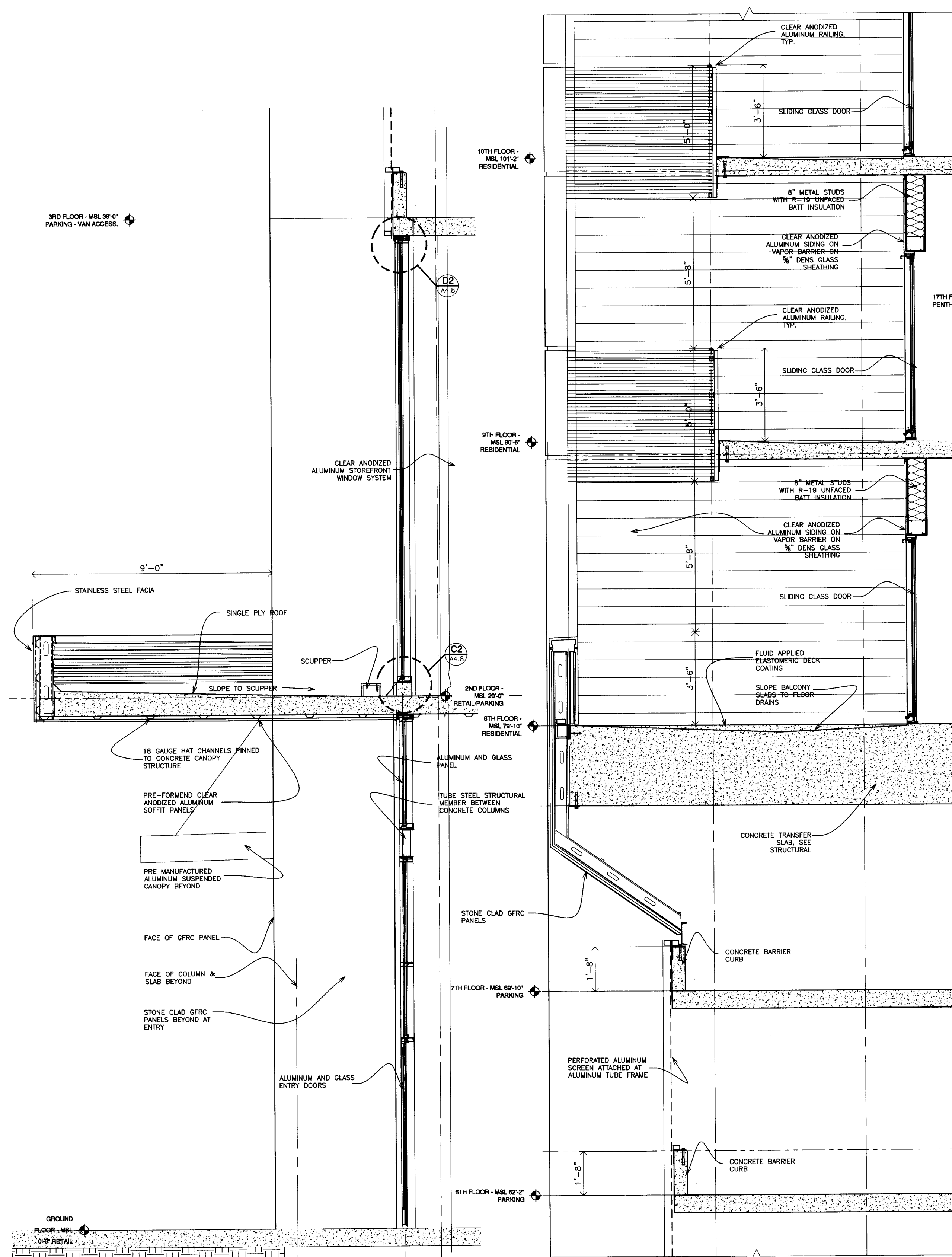
Floor Levels and Room Types:

- 17TH FLOOR - MSL 177'-11" PENTHOUSE RESIDENTIAL
- 16TH FLOOR - MSL 166'-10" PENTHOUSE RESIDENTIAL
- 15TH FLOOR - MSL 154'-6" RESIDENTIAL
- 14TH FLOOR - MSL 143'-10" RESIDENTIAL
- 13TH FLOOR - MSL 133'-4" RESIDENTIAL
- 12TH FLOOR - MSL 122'-6" RESIDENTIAL
- 11TH FLOOR - MSL 111'-10" RESIDENTIAL
- 10TH FLOOR - MSL 101'-2" RESIDENTIAL
- 9TH FLOOR - MSL 90'-6" RESIDENTIAL
- 8TH FLOOR - MSL 79'-10" RESIDENTIAL
- 7TH FLOOR - MSL 69'-10" PARKING
- 6TH FLOOR - MSL 62'-2" PARKING
- 5TH FLOOR - MSL 54'-6" PARKING
- 4TH FLOOR - MSL 46'-10" PARKING
- 3RD FLOOR - MSL 38'-0" PARKING - VAN ACCESS
- 2ND FLOOR - MSL 30'-0" RETAIL/PARKING
- GROUND FLOOR - MSL 0'-0" RETAIL

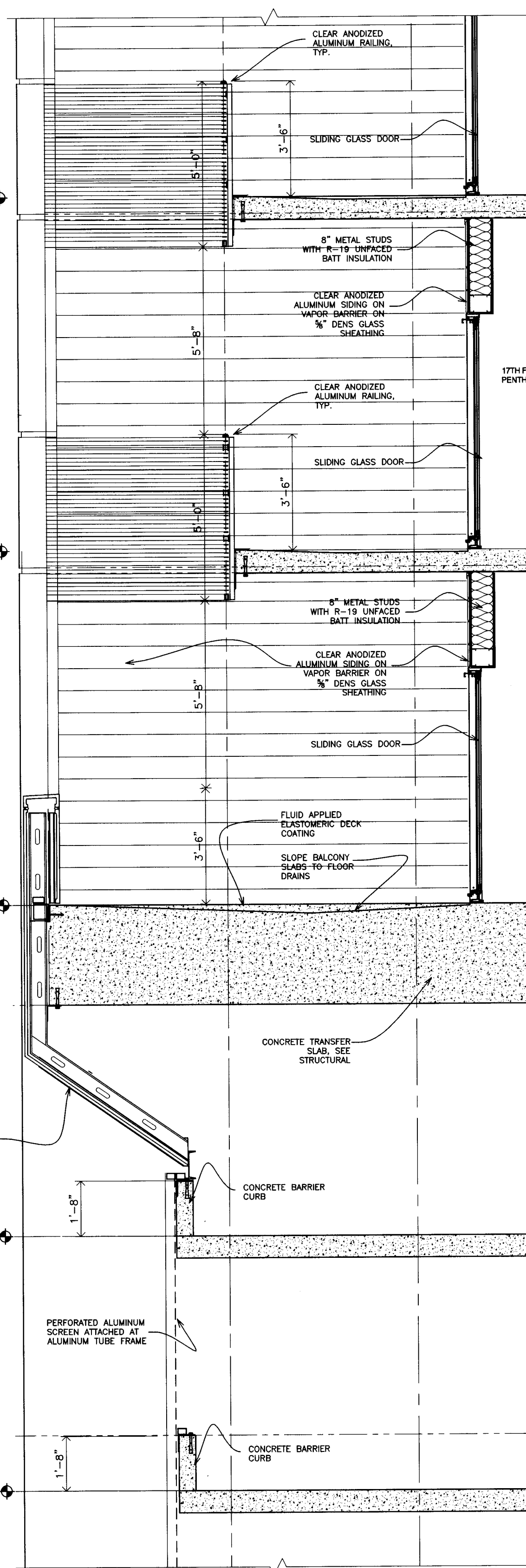
Structural Elements and Callouts:

- EDGE OF SLAB** (Callout 1)
- 3** (Callout 2)
- 1** (Callout 3)
- 2** (Callout 4)
- 4** (Callout 5)
- 5** (Callout 6)
- 6** (Callout 7)

4 WALL BUILDING SECTION

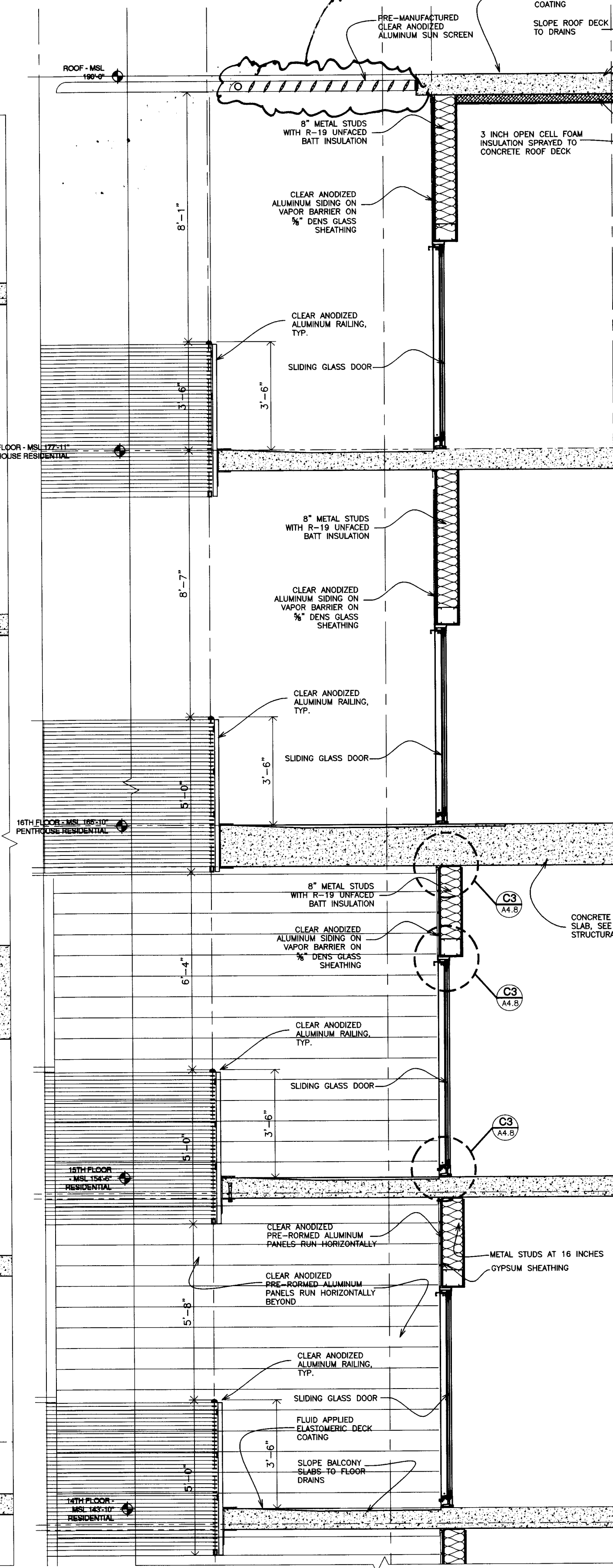


1 WALL SECTION DETAIL



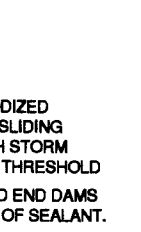
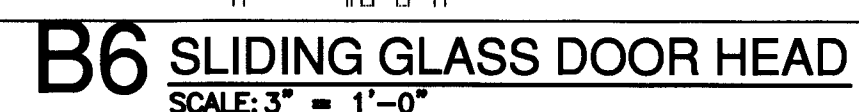
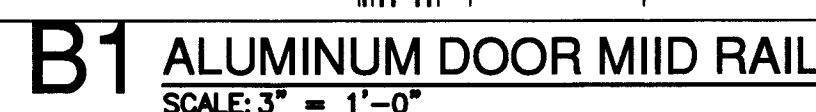
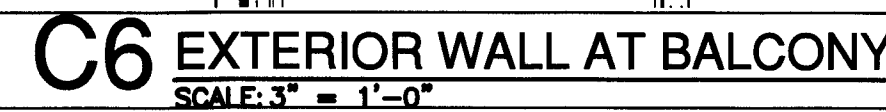
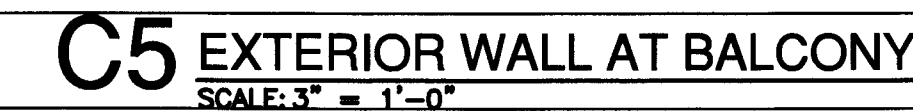
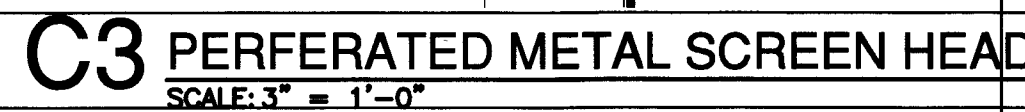
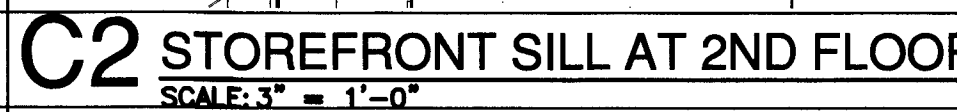
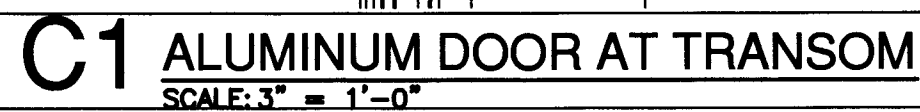
2 WALL BUILDING SECTION

SCALE: 3/8" = 1'-0"



3 WALL BUILDING SECTION

FINAL DESIGN DOCUMENTS (10-15-2013)



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**EXTERIOR FINISH
GLAZING DETAIL**

PROJECT#: **0827**

PHASE: DD

DRAFTER: VICTOR RINCON

CHECKER: HANK SMITH

SCALE: AS NOTED

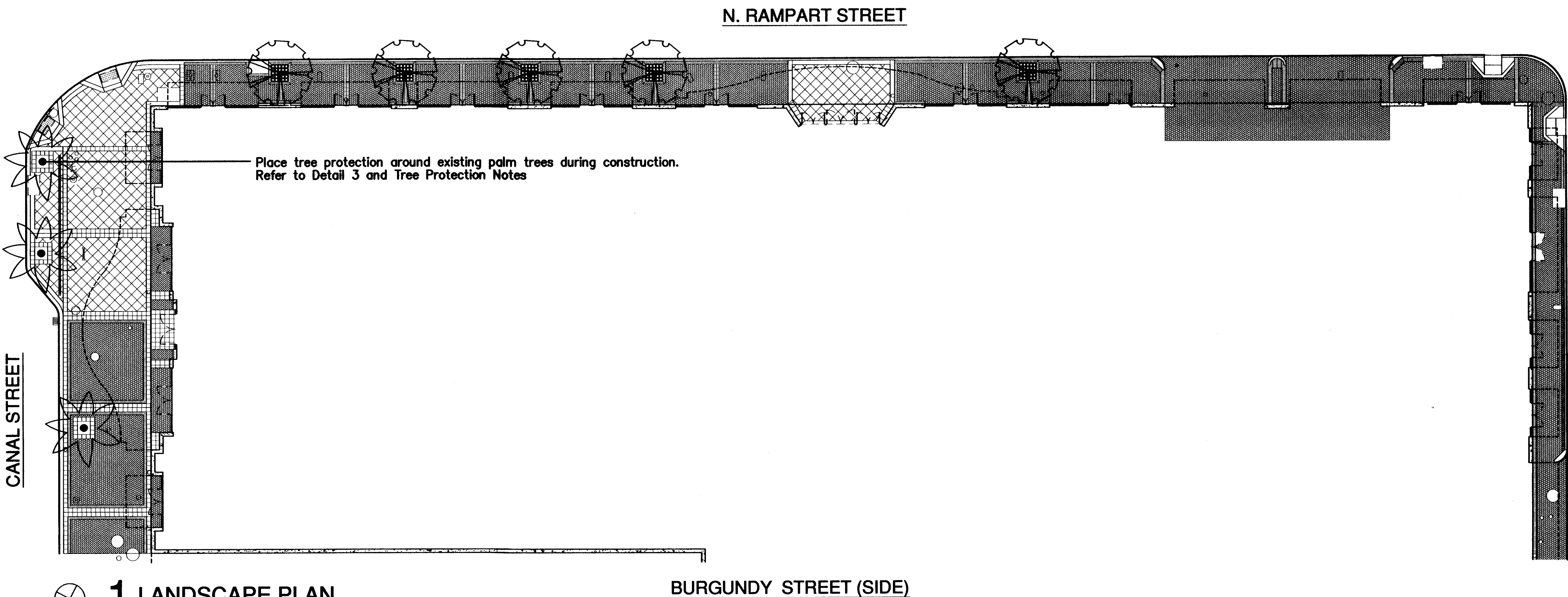
ISSUED: 10/15/2013

SHEET#

A4.8

32 OF 34

CANAL STREET

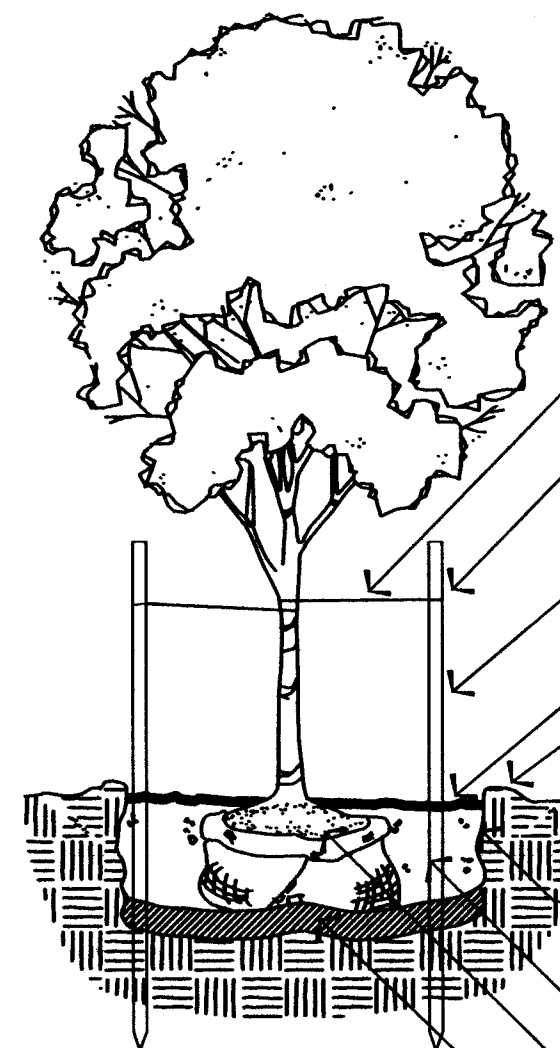


N. RAMPART STREET

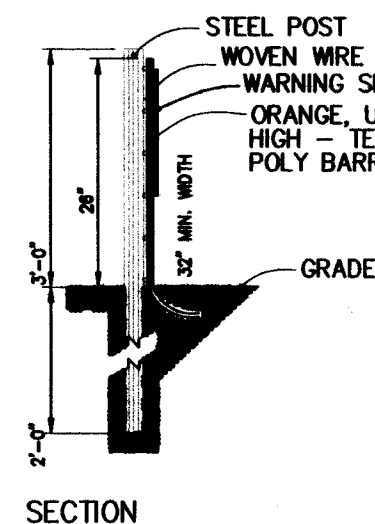
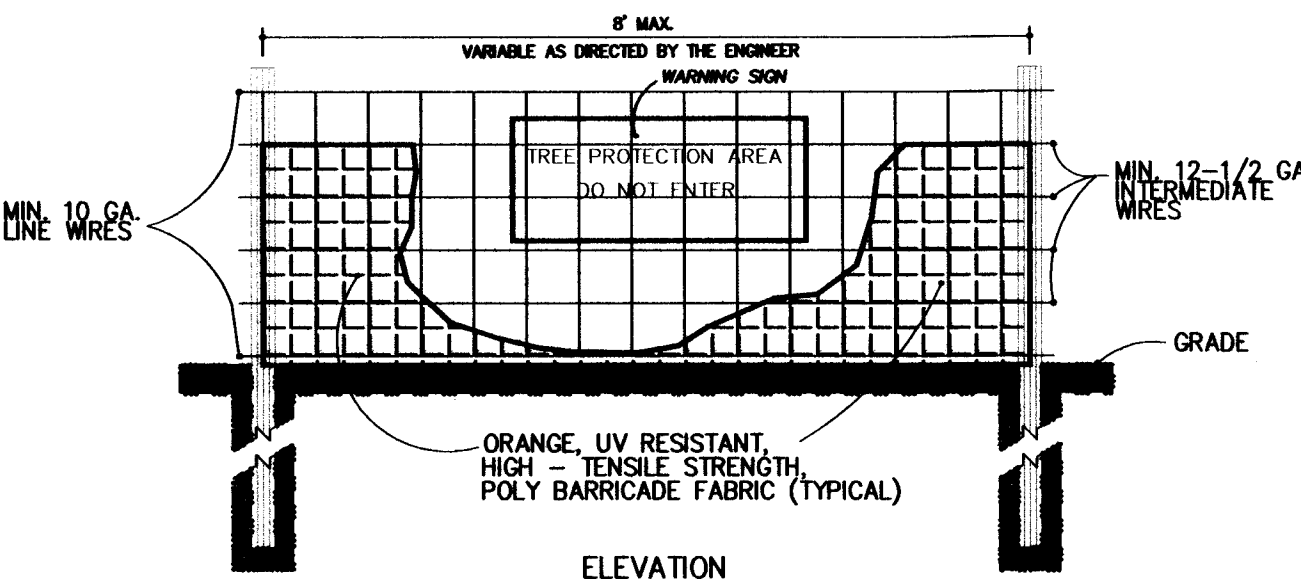
BURGUNDY STREET (SIDE)

N. RAMPART STREET

IBERVILLE STREET



2 TREE DETAIL
SCALE: N.T.S.



3 TREE PROTECTION
SCALE: N.T.S.

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	08/16/2013	Initial Plan Approval
2	11/12/13	Adopted
3	11/12/13	Adopted
4	11/12/13	Adopted
5	11/12/13	Adopted
6	11/12/13	Adopted
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99	11/12/13	Adopted
100	11/12/13	Adopted

APPROVED
Public Landscape Plan
SEP 13 2013
Dept. of Parks & Parkways



1031 CANAL STREET
NEW ORLEANS, LOUISIANA

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JOSEPH A. SMITH
REGISTERED PROFESSIONAL ARCHITECT
NO. 88-0458
STATE OF LOUISIANA

REVISION HISTORY	
NO.	DESCRIPTION
1	Initial Plan Approval
2	Adopted
3	Adopted
4	Adopted
5	Adopted
6	Adopted
7	Adopted
8	Adopted
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10	Adopted
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99	Adopted
100	Adopted

LANDSCAPE PLAN

PROJECT#: 0827

PHASE: DD

DRAFTER: VR

CHECKER: HANK SMITH

SCALE: AS NOTED

ISSUED: 08/16/2013

SHEET#

LS1.1